

## Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

3/68 Medway Street, Box Hill North Vic 3129

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&amp;

\$660,000

**Median sale price**

Median price \$738,000

House

Unit

X

Suburb

Box Hill North

Period - From 01/01/2019

to

31/03/2019

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/80 Watts St BOX HILL NORTH 3129	\$630,000	23/01/2019
2	4/68 Dorking Rd BOX HILL 3128	\$630,000	22/02/2019
3	1/36 Thames St BOX HILL NORTH 3129	\$600,000	11/05/2019

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 2  1  1

**Rooms:**

**Property Type:** Unit

**Land Size:** 129.712 sqm approx

Agent Comments

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

March quarter 2019: \$738,000

## Comparable Properties



**2/80 Watts St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

 2  1  2

Same configuration property only 300 metres away, very comparable.

**Price:** \$630,000

**Method:** Private Sale

**Date:** 23/01/2019

**Rooms:** 4

**Property Type:** Unit



**4/68 Dorking Rd BOX HILL 3128 (REI/VG)**

Agent Comments

 2  1  2

Very similar property slightly inferior presentation, similar location, less than 1 kilometre away.

**Price:** \$630,000

**Method:** Private Sale

**Date:** 22/02/2019

**Rooms:** -

**Property Type:** Unit



**1/36 Thames St BOX HILL NORTH 3129 (REI)**

Agent Comments

 2  1  1

Very similar property and location.

**Price:** \$600,000

**Method:** Auction Sale

**Date:** 11/05/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 117 sqm approx