

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

5/11 Simpsons Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000 & \$640,000

Median sale price

Median price \$573,000 Property Type Unit Suburb Box Hill

Period - From 01/04/2022 to 30/06/2022 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	3/507 Middleborough Rd BOX HILL NORTH 3129	\$640,000	16/06/2022
2	3/38a Thames St BOX HILL NORTH 3129	\$640,000	03/03/2022
3	5/39 Barkly St BOX HILL 3128	\$635,000	07/05/2022

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.~~

This Statement of Information was prepared on:

18/07/2022 12:25

5/11 Simpsons Road, Box Hill Vic 3128



 2  1  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

June quarter 2022: \$573,000

Comparable Properties



**3/507 Middleborough Rd BOX HILL NORTH
3129 (REI)**

Agent Comments

 2  1  2

Price: \$640,000

Method: Sold Before Auction

Date: 16/06/2022

Property Type: Unit



**3/38a Thames St BOX HILL NORTH 3129
(REI/VG)**

Agent Comments

 2  1  1

Price: \$640,000

Method: Sold Before Auction

Date: 03/03/2022

Rooms: 4

Property Type: Unit

Land Size: 148 sqm approx



5/39 Barkly St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$635,000

Method: Auction Sale

Date: 07/05/2022

Property Type: Unit

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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