

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

302/1-3 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$545,000

Property Type Unit

Suburb Box Hill

Period - From 01/07/2020

to

30/09/2020

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	503/1 Archibald St BOX HILL 3128	\$452,000	27/07/2020
2	317/33 Harrow St BOX HILL 3128	\$400,000	13/07/2020
3	G2/1 Archibald St BOX HILL 3128	\$440,000	29/05/2020

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:

20/10/2020 10:23



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Internal size: 66sqm, Balcony size: 13sqm

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

September quarter 2020: \$545,000

Comparable Properties



503/1 Archibald St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$452,000

Method: Private Sale

Date: 27/07/2020

Property Type: Apartment



317/33 Harrow St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$400,000

Method: Sale

Date: 13/07/2020

Property Type: Subdivided Flat - Single OYO Flat



G2/1 Archibald St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000

Method: Private Sale

Date: 29/05/2020

Rooms: 4

Property Type: Apartment