

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

201/1 Watts St Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$547,400

Property type

Unit

Suburb

Box Hill

Period - From

01/10/2022

to

31/12/2022

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. 107/1 Watts Street Box Hill VIC 3128	\$510,000	14/11/2022
2. 204/17 Arnold Street Box Hill VIC 3128	\$550,000	30/09/2022
3. 804/15 Irving Avenue Box Hill VIC 3128	\$529,000	23/12/2022

This Statement of Information was prepared on:

23/01/2023