

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

G04/15 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Box Hill

Period - From 01/07/2022

to 30/09/2022

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	1916/828 Whitehorse Rd BOX HILL 3128	\$610,000	03/09/2022
2	807/15 Irving Av BOX HILL 3128	\$600,000	08/09/2022
3	2214/850 Whitehorse Rd BOX HILL 3128	\$588,000	26/07/2022

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:

23/12/2022 11:07

G04/15 Irving Avenue, Box Hill Vic 3128

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

September quarter 2022: \$600,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



1916/828 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$610,000

Method: Sale

Date: 03/09/2022

Property Type: Strata Unit/Flat



807/15 Irving Av BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 08/09/2022

Property Type: Subdivided Flat - Single OYO Flat



2214/850 Whitehorse Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$588,000

Method: Sale

Date: 26/07/2022

Property Type: Subdivided Flat - Single OYO Flat

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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