

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

804/15 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$508,888

Property Type

Unit

Suburb

Box Hill

Period - From

03/11/2021

to

02/11/2022

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	707/545 Station St BOX HILL 3128	\$688,000	16/09/2022
2	807/15-17 Irving Av BOX HILL 3128	\$600,000	08/09/2022
3	108/1-3 Ashted Rd BOX HILL 3128	\$550,000	14/09/2022

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:

03/11/2022 12:10



 2  2  1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

03/11/2021 - 02/11/2022: \$508,888

Comparable Properties



707/545 Station St BOX HILL 3128 (REI/VG)

Agent Comments

 2  2  1

Price: \$688,000

Method: Private Sale

Date: 16/09/2022

Property Type: Apartment



807/15-17 Irving Av BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$600,000

Method: Private Sale

Date: 08/09/2022

Property Type: Apartment



108/1-3 Ashted Rd BOX HILL 3128 (REI)

Agent Comments

 2  2  1

Price: \$550,000

Method: Private Sale

Date: 14/09/2022

Property Type: Unit