

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

5/8 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$749,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/03/2021

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	8/28-36 James St BOX HILL 3128	\$635,000	12/06/2021
2	2/28-36 James St BOX HILL 3128	\$580,000	03/06/2021
3	1406/545 Station St BOX HILL 3128	\$626,000	01/05/2021

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:

13/07/2021 11:57



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
March quarter 2021: \$749,000

Comparable Properties



8/28-36 James St BOX HILL 3128 (REI)

Agent Comments



Price: \$635,000
Method: Auction Sale
Date: 12/06/2021
Property Type: Unit



2/28-36 James St BOX HILL 3128 (REI)

Agent Comments



Price: \$580,000
Method: Sold Before Auction
Date: 03/06/2021
Property Type: Townhouse (Res)

1406/545 Station St BOX HILL 3128 (VG)

Agent Comments



Price: \$626,000
Method: Sale
Date: 01/05/2021
Property Type: Subdivided Flat - Single OYO
Flat