

# 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

Unit 9/1219-1221 Riversdale Road, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$295,000

### Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/07/2018

to

30/06/2019

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	14/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia	\$310,000	11/09/2019
2	23/23-33 Cambridge St BOX HILL 3128	\$339,900	17/04/2019
3	7/1219-1221 Riversdale Rd BOX HILL SOUTH 3128	\$255,000	13/09/2019

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:

11/10/2019 12:42



Rooms: 3  
Property Type: Apartment  
Agent Comments

**Indicative Selling Price**  
\$295,000

**Median Unit Price**  
Year ending June 2019: \$795,000

## Comparable Properties

14/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia (REI) Agent Comments



Price: \$310,000  
Method:  
Date: 11/09/2019  
Property Type: Apartment



23/23-33 Cambridge St BOX HILL 3128 (VG) Agent Comments



Price: \$339,900  
Method: Sale  
Date: 17/04/2019  
Property Type: Flat/Unit/Apartment (Res)



7/1219-1221 Riversdale Rd BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$255,000  
Method: Sold Before Auction  
Date: 13/09/2019  
Property Type: Apartment