

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

108/1-3 ASHTED ROAD 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)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

G04/1-3 ASHTED ROAD BOX HILL VIC 3128	\$555,000	24-Feb-22
6/30 ASHTED ROAD BOX HILL VIC 3128	\$513,999	07-May-22
2/33 ALBION ROAD BOX HILL VIC 3128	\$537,000	18-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 08 August 2022



G04/1-3 ASHTED ROAD BOX HILL VIC 3128

Sold Price

\$555,000

Sold Date

24-Feb-22

 -  1  -

Distance

0km



6/30 ASHTED ROAD BOX HILL VIC 3128

Sold Price

\$513,999

Sold Date

07-May-22

 2  1  1

Distance

0.2km



2/33 ALBION ROAD BOX HILL VIC 3128

Sold Price

\$537,000

Sold Date

18-Mar-22

 2  1  1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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