

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

2/65 Medway Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$535,000

Property Type Unit

Suburb Box Hill

Period - From 27/10/2022

to 26/10/2023

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	1/10 Simpsons Rd BOX HILL 3128	\$1,020,000	02/09/2023
2	1/7 Doulton Rd BLACKBURN 3130	\$920,000	08/09/2023
3	5/19 Paul Av BOX HILL NORTH 3129	\$870,000	10/06/2023

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:

27/10/2023 11:32



 3  2  2

Property Type: Unit
Land Size: 339 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median Unit Price
27/10/2022 - 26/10/2023: \$535,000

Comparable Properties



1/10 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

 3  1  2

Price: \$1,020,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 301 sqm approx



1/7 Doulton Rd BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$920,000
Method: Sold Before Auction
Date: 08/09/2023
Property Type: Unit



5/19 Paul Av BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  2

Price: \$870,000
Method: Auction Sale
Date: 10/06/2023
Property Type: Unit
Land Size: 252 sqm approx

Account - Barry Plant | P: 03 9842 8888