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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$890,000		&		\$950,000			
Median sale p	rice							
Median price	\$535,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	27/10/2022	to	26/10/2023		So	urce	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.

Ade	dress 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









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) 2 2

1/7 Doulton Rd BLACKBURN 3130 (REI)

6 1



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

Agent Comments

Agent Comments



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

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



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



propertydata

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