#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address	307/1 Wellington Road, Box Hill Vic 3128
Including suburb and	-
postcode	

#### Indicative selling price

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

Single price \$145,000

#### Median sale price

Median price \$640,000	Prop	perty Type Un	it		Suburb	Box Hill
Period - From 01/10/2024	to 3	31/12/2024	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.

#### Address of comparable property

	areas or comparable property	1 1100	Date of Sale
1	106/8 Bruce St BOX HILL 3128	\$135,000	20/12/2024
2	207/8 Bruce St BOX HILL 3128	\$135,000	13/11/2024
3	313/1 Wellington Rd BOX HILL 3128	\$145,000	03/09/2024

#### 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:	17/02/2025 12:59



Date of sale



Isaac Fakhri 03 9846 2111 0499 425 715 isaac@billschlink.com.au

Indicative Selling Price \$145,000 **Median Unit Price** December quarter 2024: \$640,000





## Comparable Properties



106/8 Bruce St BOX HILL 3128 (REI)

Price: \$135,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment

**Agent Comments** 



207/8 Bruce St BOX HILL 3128 (REI)



Price: \$135,000 Method: Private Sale Date: 13/11/2024

Property Type: Apartment

Agent Comments



313/1 Wellington Rd BOX HILL 3128 (REI)





Price: \$145,000 Method: Private Sale Date: 03/09/2024

**Property Type:** Apartment Land Size: 773.26 sqm approx Agent Comments

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241





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