

# 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

17/7 John Street, Box Hill 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

\$455,000

### Median sale price

Median price

\$573,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2022

to

30/06/2022

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 | 15/9-13 Ashted Rd BOX HILL 3128 | \$440,000 | 21/06/2022   |
| 2 |                                 |           |              |
| 3 |                                 |           |              |

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:

23/08/2022 17:38



2 1 2

**Property Type:** Unit

**Agent Comments**

Internal size is approx. 84sqm plus the balcony is 9sqm. Body corporate approx:\$3,500 p.a Water rate approx: \$960 p.a Council rate approx:\$968 p.a Rent: \$1,651 per month and the lease ended:23/2/2023

**Indicative Selling Price**

\$455,000

**Median Unit Price**

June quarter 2022: \$573,000

## Comparable Properties



**15/9-13 Ashted Rd BOX HILL 3128 (REI)**

**Agent Comments**

2 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 21/06/2022

**Property Type:** Apartment

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.