

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

807/12 Nelson Road, Box Hill Vic 3128

Indicative selling price

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

Single price

\$599,900

Median sale price

Median price

\$570,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/10/2021

to

30/09/2022

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	1916/828 Whitehorse Rd BOX HILL 3128	\$610,000	03/09/2022
2	807/15 Irving Av BOX HILL 3128	\$600,000	08/09/2022
3	2710/828 Whitehorse Rd BOX HILL 3128	\$597,000	08/09/2022

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:

01/01/2023 12:55



ACTUAL VIEW

 2
  2
  1

Property Type: Apartment**Agent Comments**

1 car space + storage cage

Indicative Selling Price

\$599,900

Median Unit Price

Year ending September 2022: \$570,000

Comparable Properties

1916/828 Whitehorse Rd BOX HILL 3128 (VG)**Agent Comments**

 2
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Price: \$610,000**Method:** Sale**Date:** 03/09/2022**Property Type:** Strata Unit/Flat**807/15 Irving Av BOX HILL 3128 (VG)****Agent Comments**

 2
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Price: \$600,000**Method:** Sale**Date:** 08/09/2022**Property Type:** Subdivided Flat - Single OYO Flat**2710/828 Whitehorse Rd BOX HILL 3128 (VG)****Agent Comments**

 2
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Price: \$597,000**Method:** Sale**Date:** 08/09/2022**Property Type:** Strata Unit/Flat**Account** - The One Real Estate (AU) | P: 03 7007 5707