

# 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

402/1 Watts Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$458,000

### Median sale price

Median price

\$529,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/04/2022

to

31/03/2023

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	907/710 Station St BOX HILL 3128	\$472,000	07/02/2023
2	101/15-21 Harrow St BOX HILL 3128	\$455,000	09/05/2023
3	604/2 Archibald St BOX HILL 3128	\$448,000	26/04/2023

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:

01/06/2023 15:40



 2  1  1

**Property Type:** Apartment

**Agent Comments**

- Powder Room - Car Stacker - Body Corp approx. \$4436 per annum & Council Rate \$770
- Built around 2013 - Box Hill High School Zone

**Indicative Selling Price**

\$458,000

**Median Unit Price**

Year ending March 2023: \$529,000

## Comparable Properties



**907/710 Station St BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2  2  1

**Price:** \$472,000

**Method:** Private Sale

**Date:** 07/02/2023

**Property Type:** Apartment



**101/15-21 Harrow St BOX HILL 3128 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$455,000

**Method:** Private Sale

**Date:** 09/05/2023

**Property Type:** Unit



**604/2 Archibald St BOX HILL 3128 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$448,000

**Method:** Private Sale

**Date:** 26/04/2023

**Property Type:** Apartment