

# 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

708/12 Nelson Road, 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

\$478,000

### Median sale price

Median price

\$498,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/07/2022

to

30/06/2023

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.

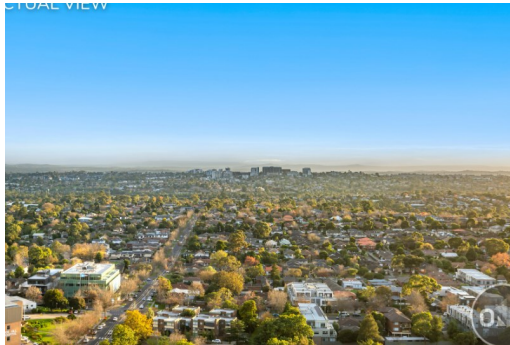
|   | Address of comparable property    | Price     | Date of sale |
|---|-----------------------------------|-----------|--------------|
| 1 | 1411/11 Prospect St BOX HILL 3128 | \$515,476 | 12/05/2023   |
| 2 | 9 Prospect St BOX HILL 3128       | \$470,000 | 25/03/2023   |
| 3 | 1308/11 Prospect St BOX HILL 3128 | \$469,506 | 04/04/2023   |

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:

27/07/2023 11:58



 1
  1
  1 + storage

Indicative Selling Price

\$478,000

Median Unit Price

Year ending June 2023: \$498,000

Property Type: apartment

Agent Comments

1 bedroom, 1 bathroom, 1 study/kid's room, 1 car space and 1 storage cage

## Comparable Properties

1411/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

 1
  -
  -

Price: \$515,476

Method: Sale

Date: 12/05/2023

Property Type: Strata Unit/Flat



9 Prospect St BOX HILL 3128 (REI)

Agent Comments

 1
  1
  1

Price: \$470,000

Method: Private Sale

Date: 25/03/2023

Property Type: Apartment

1308/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

 1
  -
  -

Price: \$469,506

Method: Sale

Date: 04/04/2023

Property Type: Strata Unit/Flat