

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

1603/3 Young Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$535,500

Property Type

Unit

Suburb

Box Hill

Period - From

28/07/2022

to

27/07/2023

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	1210/11 Prospect St BOX HILL 3128	\$650,000	20/02/2023
2	1407/11 Prospect St BOX HILL 3128	\$648,206	20/04/2023
3	2701/850 Whitehorse Rd BOX HILL 3128	\$645,000	01/05/2023

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:

28/07/2023 08:51



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$649,000

Median Unit Price

28/07/2022 - 27/07/2023: \$535,500

Comparable Properties

1210/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$650,000

Method: Sale

Date: 20/02/2023

Property Type: Strata Unit/Flat

1407/11 Prospect St BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$648,206

Method: Sale

Date: 20/04/2023

Property Type: Strata Unit/Flat



2701/850 Whitehorse Rd BOX HILL 3128 (REI)

Agent Comments

2 2 1

Price: \$645,000

Method: Private Sale

Date: 01/05/2023

Property Type: Apartment