

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

9/29-31 Howard Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$430,000

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	3/779 Station St BOX HILL NORTH 3129	\$460,000	26/05/2023
2	4/36 Albion Rd BOX HILL 3128	\$420,000	11/04/2023
3	1/14 James St BOX HILL 3128	\$420,000	14/03/2023

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:

21/08/2023 11:05



 2  1  1

Property Type: flat

Agent Comments

Built approx. 1980 OC rate is about \$700 per quarter.

Indicative Selling Price

\$430,000

Median Unit Price

Year ending June 2023: \$498,000

Comparable Properties



3/779 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$460,000

Method: Sold Before Auction

Date: 26/05/2023

Property Type: Unit



4/36 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$420,000

Method: Private Sale

Date: 11/04/2023

Property Type: Unit



1/14 James St BOX HILL 3128 (VG)

Agent Comments

 2  -  -

Price: \$420,000

Method: Sale

Date: 14/03/2023

Property Type: Strata Flat - Single OYO Flat

Account - The One Real Estate (AU) | P: 03 7007 5707