

# 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

1/108 Watts Street, Box Hill North Vic 3129

### Indicative selling price

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

Range between \$750,000 & \$800,000

### Median sale price

Median price \$880,000 Property Type Unit Suburb Box Hill North

Period - From 01/01/2023 to 31/12/2023 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	3/6 Arnott St MONT ALBERT NORTH 3129	\$780,000	25/11/2023
2	3/6 Brougham St BOX HILL 3128	\$760,000	09/11/2023
3	6/33 Zetland Rd MONT ALBERT 3127	\$760,000	11/12/2023

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:

20/02/2024 08:51



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**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median Unit Price**  
Year ending December 2023: \$880,000

## Comparable Properties



**3/6 Arnott St MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$780,000  
**Method:** Auction Sale  
**Date:** 25/11/2023  
**Property Type:** Unit



**3/6 Brougham St BOX HILL 3128 (VG)**

**Agent Comments**

2   -   -

**Price:** \$760,000  
**Method:** Sale  
**Date:** 09/11/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**6/33 Zetland Rd MONT ALBERT 3127 (REI)**

**Agent Comments**

2   1   1

**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** Unit

**Account - Belle Property Balwyn** | P: 03 9830 7000 | F: 03 9830 7017