

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

1/27 James Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Box Hill

Period - From 01/04/2023 to 31/03/2024 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	3/102-106 Watts St BOX HILL NORTH 3129	\$990,000	02/12/2023
2	2/15 Stanley St BOX HILL SOUTH 3128	\$965,000	24/02/2024
3	3/8 Prince St BOX HILL SOUTH 3128	\$925,000	23/10/2023

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:

22/04/2024 08:57



 3
  2
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2024: \$1,725,000

Comparable Properties



3/102-106 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  2
  2

Price: \$990,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)



2/15 Stanley St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3
  1
  2

Price: \$965,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Unit



3/8 Prince St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$925,000

Method: Private Sale

Date: 23/10/2023

Property Type: Townhouse (Single)

Land Size: 190 sqm approx

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