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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale pi	rice							
Median price	\$1,725,000	Pro	operty Type	Hou	se		Suburb	Box Hill
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress 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.

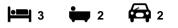
This Statement of Information was prepared on:

22/04/2024 08:57









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)



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

Agent Comments

Agent Comments



Price: \$965,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

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

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





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