

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

1/28 Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$630,000 & \$670,000

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	1/924 Station St BOX HILL NORTH 3129	\$720,000	26/08/2023
2	1/68 Medway St BOX HILL NORTH 3129	\$671,000	25/09/2023
3	2/46 Victoria St BOX HILL 3128	\$670,000	22/09/2023

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:

10/10/2023 10:46



Property Type: Strata Unit/Flat

Land Size: 176 sqm approx

Agent Comments

Comparable Properties



1/924 Station St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit



1/68 Medway St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$671,000

Method: Private Sale

Date: 25/09/2023

Property Type: Unit

Land Size: 130 sqm approx



2/46 Victoria St BOX HILL 3128 (REI) Agent Comments



Price: \$670,000

Method: Sold Before Auction

Date: 22/09/2023

Property Type: Unit