

# 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

105/109-111 Carrington Road, Box Hill Vic 3128

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$545,000 Property Type Unit Suburb Box Hill

Period - From 08/11/2022 to 07/11/2023 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	2104/11 Prospect St BOX HILL 3128	\$643,650	05/10/2023
2	1305/11 Prospect St BOX HILL 3128	\$641,222	04/07/2023
3	2405/545 Station St BOX HILL 3128	\$630,000	26/07/2023

**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: 08/11/2023 13:14



 2
  2
  2

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Unit Price**

08/11/2022 - 07/11/2023: \$545,000

## Comparable Properties

**2104/11 Prospect St BOX HILL 3128 (VG)**

**Agent Comments**

 2
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**Price:** \$643,650

**Method:** Sale

**Date:** 05/10/2023

**Property Type:** Subdivided Flat - Single OYO Flat

**1305/11 Prospect St BOX HILL 3128 (VG)**

**Agent Comments**

 2
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**Price:** \$641,222

**Method:** Sale

**Date:** 04/07/2023

**Property Type:** Strata Unit/Flat

**2405/545 Station St BOX HILL 3128 (VG)**

**Agent Comments**

 2
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**Price:** \$630,000

**Method:** Sale

**Date:** 26/07/2023

**Property Type:** Subdivided Flat - Single OYO Flat

**Account - VICPROP**



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