# 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

11/25 Ashted Road, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$370,000		&		\$400,000			
Median sale pi	rice							
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	04/07/2023	to	03/07/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	203/761 Station St BOX HILL NORTH 3129	\$400,000	06/05/2024
2	19/56-60 Bishop St BOX HILL 3128	\$385,000	29/02/2024
3	7/5 James St BOX HILL 3128	\$382,000	06/03/2024

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:

04/07/2024 12:54









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

Indicative Selling Price \$370,000 - \$400,000 Median Unit Price 04/07/2023 - 03/07/2024: \$555,000

# **Comparable Properties**

203/761 Station St BOX HILL NORTH 3129 (VG) Agent Comments



Price: \$400,000 Method: Sale Date: 06/05/2024 Property Type: Subdivided Flat - Single OYO Flat



19/56-60 Bishop St BOX HILL 3128 (REI)

Agent Comments



Price: \$385,000 Method: Private Sale Date: 29/02/2024 Property Type: Apartment

7/5 James St BOX HILL 3128 (VG)

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Agent Comments

Price: \$382,000 Method: Sale Date: 06/03/2024 Property Type: Strata Unit/Flat

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





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