

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

14/5 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$810,000 & \$891,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Box Hill South

Period - From 01/01/2024 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	4/5 Hay St BOX HILL SOUTH 3128	\$905,000	01/03/2024
2	22/7 Hay St BOX HILL SOUTH 3128	\$928,000	23/04/2024
3	20/7 Hay St BOX HILL SOUTH 3128	\$935,000	07/05/2024

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:

17/06/2024 19:31



4 3 2

Property Type: Strata
Unit/Townhouse

Agent Comments

Indicative Selling Price

\$810,000 - \$891,000

Median Unit Price

March quarter 2024: \$965,000

Comparable Properties



4/5 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 2

Price: \$905,000

Method:

Date: 01/03/2024

Property Type: Townhouse (Single)



22/7 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 2

Price: \$928,000

Method:

Date: 23/04/2024

Property Type: Townhouse (Single)



20/7 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 2

Price: \$935,000

Method: Private Sale

Date: 07/05/2024

Property Type: Townhouse (Single)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481