

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

17/7 Hay Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$690,000 & \$750,000

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	4/744 Station St BOX HILL 3128	\$835,000	04/04/2024
2	3/46 Ellingworth Pde BOX HILL 3128	\$780,000	20/04/2024
3	1/25-29 Brougham St BOX HILL 3128	\$730,000	14/03/2024

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: 19/05/2024 20:18



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
March quarter 2024: \$965,000

Comparable Properties



4/744 Station St BOX HILL 3128 (REI)

Agent Comments



Price: \$835,000
Method: Private Sale
Date: 04/04/2024
Property Type: Townhouse (Single)
Land Size: 704 sqm approx



3/46 Ellingworth Pde BOX HILL 3128 (REI)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)



1/25-29 Brougham St BOX HILL 3128 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 14/03/2024
Property Type: Townhouse (Single)

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