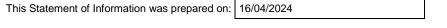


#### Statement of Information

# 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  1910/3 Young Street, Box Hill			
Indicative selling p	orice		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting (*Delete single	e price or range as ap	plicable)
Single price	\$599,000		
Median sale price			
Median price \$550,0	Property type Apartment Su	burb Box Hill	
Period - From Oct 20	23 to Dec 2023 Source REIV		
Comparable prope	rty sales		
These are the three prop	perties sold within two kilometres of the property for sale in	the last six months th	at the estate
agent or agent's represe	entative considers to be most comparable to the property fo	or sale.	
Address of comparable property		Price	Date of sale
1. 1905/3 Young Street, Box Hill		\$ 628,000	12/2/2024



\$ 595,000

\$ 605,000



10/11/2023

29/10/2023

2. 1806/3 Young Street, Box Hill

3. 1603/3 Young Street, Box Hill

# **Comparable properties**



## \$628,000

1905/3 Young Street, Box Hill, Victoria

sqm

DATE: 12/2/2024

PROPERTY TYPE: APARTMENT

2



#### \$ 595,000

1806/3 Young Street, Box Hill, Victoria

DATE: 10/11/2023

PROPERTY TYPE: APARTMENT



### \$ 605,000

1603/3 Young Street, Box Hill, Victoria

DATE: 29/10/2023

PROPERTY TYPE: APARTMENT

sqm ×

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# **Our Difference**



