

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

2/22 Jellicoe Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$820,000 Property Type Unit Suburb Box Hill South

Period - From 01/04/2022 to 31/03/2023 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 | 4/13 Simpsons Rd BOX HILL 3128 | \$985,000 | 03/05/2023 |
| 2 | 1/15 Branksome Gr BLACKBURN SOUTH 3130 | \$965,000 | 16/02/2023 |
| 3 | 7/5 Hay St BOX HILL SOUTH 3128 | \$924,000 | 26/05/2023 |

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:

07/07/2023 15:10



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending March 2023: \$820,000

Comparable Properties



4/13 Simpsons Rd BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$985,000
Method: Private Sale
Date: 03/05/2023
Property Type: Townhouse (Single)



1/15 Branksome Gr BLACKBURN SOUTH 3130 Agent Comments
(REI/VG)

3 2 2

Price: \$965,000
Method: Private Sale
Date: 16/02/2023
Property Type: Unit
Land Size: 336 sqm approx



7/5 Hay St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 1

Price: \$924,000
Method: Sold Before Auction
Date: 26/05/2023
Property Type: Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700