# 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

2508/3 Young Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$605,000			
Median sale p	rice							
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/10/2023	to	31/12/2023		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	2703/3 Young St BOX HILL 3128	\$620,000	17/11/2023
2	1603/3 Young St BOX HILL 3128	\$605,000	29/10/2023
3	1806/3 Young St BOX HILL 3128	\$595,000	10/11/2023

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:

07/02/2024 21:42







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

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price December quarter 2023: \$555,000

## **Comparable Properties**

2703/3 Young St BOX HILL 3128 (VG)



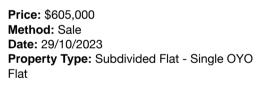
2

Price: \$620,000 Method: Sale Date: 17/11/2023 Property Type: Subdivided Flat - Single OYO Flat

1603/3 Young St BOX HILL 3128 (VG)

Agent Comments

Agent Comments





1806/3 Young St BOX HILL 3128 (REI/VG)



Price: \$595,000 Method: Private Sale Date: 10/11/2023 Property Type: Apartment Agent Comments

#### Account - VICPROP

propertydata



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