

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

3/1 Via Media, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$551,000 Property Type Unit Suburb Box Hill

Period - From 22/04/2023 to 21/04/2024 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	3/8 Simpsons Rd BOX HILL 3128	\$680,000	07/02/2024
2	3/28 Simpsons Rd BOX HILL 3128	\$662,500	16/02/2024
3	3/105 Albion Rd BOX HILL 3128	\$620,000	22/11/2023

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:

22/04/2024 12:28



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

22/04/2023 - 21/04/2024: \$551,000

Comparable Properties



3/8 Simpsons Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$680,000

Method: Sale

Date: 07/02/2024

Property Type: Flat/Unit/Apartment (Res)



3/28 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$662,500

Method: Sold Before Auction

Date: 16/02/2024

Property Type: House (Res)



3/105 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 22/11/2023

Property Type: Unit

Land Size: 142 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802