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

3/1a Simpsons Road, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$550,500	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	12/02/2023	to	11/02/2024		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.

Add	dress of comparable property	Price	Date of sale
1	1/68 Medway St BOX HILL NORTH 3129	\$671,000	25/09/2023
2	1/900 Station St BOX HILL NORTH 3129	\$659,000	11/12/2023
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:

12/02/2024 11:47



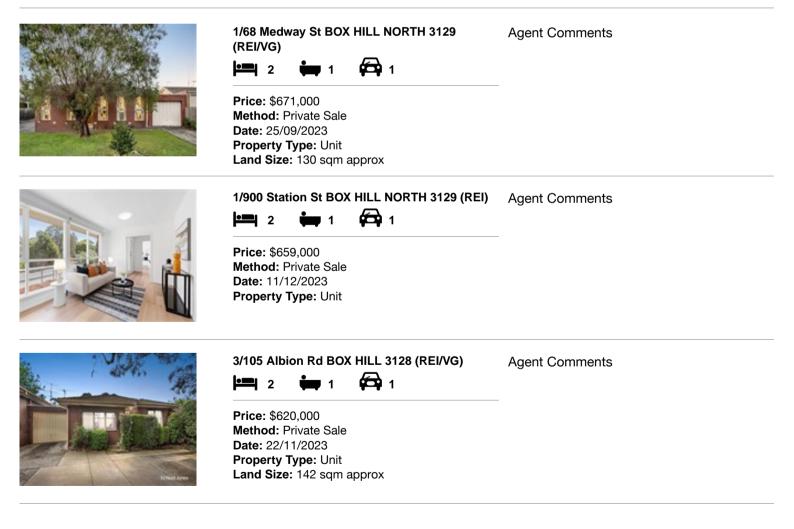






Property Type: Unit Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price 12/02/2023 - 11/02/2024: \$550,500

Comparable Properties



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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