

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 consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$550,500 Property Type Unit Suburb Box Hill

Period - From 12/02/2023 to 11/02/2024 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	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



2 1 1

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



1/68 Medway St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 1

Price: \$671,000

Method: Private Sale

Date: 25/09/2023

Property Type: Unit

Land Size: 130 sqm approx



1/900 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$659,000

Method: Private Sale

Date: 11/12/2023

Property Type: Unit



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