

# 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 3/60 Foch Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$931,500 Property Type Unit Suburb Box Hill South

Period - From 01/07/2022 to 30/06/2023 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 | 5/49 Victoria St BOX HILL 3128      | \$710,000 | 03/05/2023   |
| 2 | 3/1 Sycamore St BOX HILL SOUTH 3128 | \$665,000 | 15/07/2023   |
| 3 | 3/91 Albion Rd BOX HILL 3128        | \$660,000 | 02/03/2023   |

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: 26/07/2023 09:47



**Property Type:** Unit

Agent Comments

## Comparable Properties



**5/49 Victoria St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$710,000

**Method:** Sold Before Auction

**Date:** 03/05/2023

**Property Type:** Unit

**Land Size:** 198 sqm approx



**3/1 Sycamore St BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$665,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** Unit

**Land Size:** 128 sqm approx



**3/91 Albion Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 02/03/2023

**Property Type:** Unit

**Land Size:** 143 sqm approx