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

305/1 Watts Street, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$320,000		&		\$350,000			
Median sale pi	rice							
Median price	\$487,500	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	01/04/2023	to	31/03/2024		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	805/710 Station St BOX HILL 3128	\$350,000	22/02/2024
2	408/394-398 middleborough Rd BLACKBURN 3130	\$340,000	13/04/2024
3	308/712 Station St BOX HILL 3128	\$335,000	30/05/2024

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:

26/06/2024 15:15



McGrath





Property Type: Flat/Unit/Apartment (Res) Agent Comments Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$320,000 - \$350,000 Median Unit Price Year ending March 2024: \$487,500

Comparable Properties



805/710 Station St BOX HILL 3128 (REI/VG)



Price: \$350,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment



408/394-398 middleborough Rd BLACKBURN Agent Comments 3130 (REI)



Price: \$340,000 Method: Private Sale Date: 13/04/2024 Property Type: Apartment



308/712 Station St BOX HILL 3128 (REI)



Agent Comments

Agent Comments

Price: \$335,000 Method: Private Sale Date: 30/05/2024 Property Type: Apartment

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.