

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 503/19 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$498,000

Property Type Unit

Suburb Box Hill

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	206/1 Sergeant St BLACKBURN 3130	\$370,000	25/05/2023
2	6/23-25 Albion Rd BOX HILL 3128	\$325,000	15/06/2023
3			

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:

24/07/2023 09:44



Property Type: Apartment

Agent Comments

Comparable Properties



206/1 Sergeant St BLACKBURN 3130 (REI/VG) Agent Comments



Price: \$370,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



6/23-25 Albion Rd BOX HILL 3128 (REI) Agent Comments



Price: \$325,000

Method: Private Sale

Date: 15/06/2023

Property Type: Apartment

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.