Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 505/1 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	\$330,000		&		\$360,000			
Median sale pr	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.

Ad	dress of comparable property	Price	Date of sale
1	606/1 Watts St BOX HILL 3128	\$354,000	31/05/2024
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:

03/07/2024 13:54



McGrath





Property Type: Apartment Agent Comments

Joo Ming (JM) Lim 03 9889 8800 0476 784 585 joominglim@mcgrath.com.au

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price Year ending March 2024: \$487,500

Comparable Properties



606/1 Watts St BOX HILL 3128 (REI)



Price: \$354,000 Method: Private Sale Date: 31/05/2024 Property Type: Apartment Agent Comments



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

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





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