

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

7/16 Ashted Road, Box Hill Vic 3128

Indicative selling price

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

Single price \$570,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Box Hill

Period - From 17/08/2022

to 16/08/2023

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	3/1 Sycamore St BOX HILL SOUTH 3128	\$665,000	15/07/2023
2	5/49 Victoria St BOX HILL 3128	\$710,000	03/05/2023
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:

17/08/2023 16:23



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$570,000

Median Unit Price

17/08/2022 - 16/08/2023: \$510,000

Comparable Properties

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

 2  1  1

Price: \$665,000

Method:

Date: 15/07/2023

Property Type: House



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

 2  1  1

Price: \$710,000

Method: Sold Before Auction

Date: 03/05/2023

Property Type: Unit

Land Size: 198 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888