

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 709/5-7 Irving Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$420,000 & \$455,000

Median sale price

Median price \$479,500 Property Type Unit Suburb Box Hill

Period - From 01/04/2023 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	1519/850 Whitehorse Rd BOX HILL 3128	\$460,000	06/07/2023
2	201/8 Wellington Rd BOX HILL 3128	\$440,000	25/05/2023
3	312/712-714 Station St BOX HILL 3128	\$433,000	11/06/2023

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: 23/07/2023 20:12



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$455,000

Median Unit Price

June quarter 2023: \$479,500

Comparable Properties



1519/850 Whitehorse Rd BOX HILL 3128 (REI) Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 06/07/2023

Property Type: Apartment



201/8 Wellington Rd BOX HILL 3128 (REI/VG) Agent Comments

2 2 1

Price: \$440,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment



312/712-714 Station St BOX HILL 3128 (REI) Agent Comments

2 1 1

Price: \$433,000

Method: Private Sale

Date: 11/06/2023

Property Type: Apartment

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