# 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

PD09/5-7 Irving Avenue, Box Hill Vic 3128

## Indicative selling price

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

Range between $360,000 & $390,000

## Median sale price

| Median price | $460,000 | Property Type | Unit | Suburb | Box Hill |

| Period - From | 01/01/2024 | to | 31/03/2024 | 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 | 1124/850 Whitehorse Rd BOX HILL 3128 | $416,888 | 02/12/2023 |
| 2 | 6/9-11 Rose St BOX HILL 3128 | $397,000 | 16/12/2023 |
| 3 | 19/56-60 Bishop St BOX HILL 3128 | $385,000 | 29/02/2024 |

**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: 17/04/2024 09:12

CONSUMER AFFAIRS VICTORIA

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**Indicative Selling Price**
$360,000 - $390,000
**Median Unit Price**
March quarter 2024: $460,000

🛏 2   🛁 2   🚗 1

**Property Type:**

Agent Comments

# Comparable Properties



**1124/850 Whitehorse Rd BOX HILL 3128 (REI/VG)**

🛏 2   🛁 1   🚗 -

**Price:** $416,888
**Method:** Private Sale
**Date:** 02/12/2023
**Property Type:** Apartment

Agent Comments



**6/9-11 Rose St BOX HILL 3128 (REI)**

🛏 2   🛁 1   🚗 1

**Price:** $397,000
**Method:** Auction Sale
**Date:** 16/12/2023
**Property Type:** Unit
**Land Size:** 76 sqm approx

Agent Comments



**19/56-60 Bishop St BOX HILL 3128 (REI)**

🛏 2   🛁 1   🚗 1

**Price:** $385,000
**Method:** Private Sale
**Date:** 29/02/2024
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig   |   P: (03) 9908 5700