

# 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 7/43-45 Kent Road, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$510,000 Property Type Unit Suburb Box Hill

Period - From 19/02/2020 to 18/02/2021 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	1202/850 Whitehorse Rd BOX HILL 3128	\$510,000	29/01/2021
2	104/2-4 Kent Rd BOX HILL 3128	\$490,000	21/12/2020
3	18/1072 Whitehorse Rd BOX HILL 3128	\$450,000	31/12/2020

**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: 19/02/2021 19:32



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1202/850 Whitehorse Rd BOX HILL 3128 (REI)** Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 29/01/2021

**Property Type:** Apartment



**104/2-4 Kent Rd BOX HILL 3128 (REI/VG)** Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 21/12/2020

**Property Type:** Apartment

**Land Size:** 90.40 sqm approx



**18/1072 Whitehorse Rd BOX HILL 3128 (REI)** Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 31/12/2020

**Property Type:** Apartment