

# 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

503/1 Watts Street, 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 \$475,000 & \$515,000

### Median sale price

Median price \$508,000 Property Type Unit Suburb Box Hill

Period - From 05/10/2020 to 04/10/2021 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	204/47 Harrow St BOX HILL 3128	\$530,000	13/08/2021
2	107/2-4 Kent Rd BOX HILL 3128	\$510,000	05/06/2021
3	202/761 Station St BOX HILL NORTH 3129	\$490,000	08/07/2021

**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: 05/10/2021 10:10



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$475,000 - \$515,000  
**Median Unit Price**  
05/10/2020 - 04/10/2021: \$508,000

## Comparable Properties

**204/47 Harrow St BOX HILL 3128 (VG)**

Agent Comments



**Price:** \$530,000  
**Method:** Sale  
**Date:** 13/08/2021  
**Property Type:** Subdivided Flat - Single OYO Flat



**107/2-4 Kent Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$510,000  
**Method:** Auction Sale  
**Date:** 05/06/2021  
**Property Type:** Unit

**202/761 Station St BOX HILL NORTH 3129 (VG)** Agent Comments



**Price:** \$490,000  
**Method:** Sale  
**Date:** 08/07/2021  
**Property Type:** Subdivided Flat - Single OYO Flat