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	1/108 Watts Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $875,000 Property Type Unit Suburb Box Hill North

Period - From 18/03/2023 to 17/03/2024 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	3/19 Laburnum St BLACKBURN 3130	$845,000	17/02/2024
2	2/75 Tyne St BOX HILL NORTH 3129	$841,000	10/02/2024
3	6/33 Zetland Rd MONT ALBERT 3127	$760,000	11/12/2023

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: 18/03/2024 14:01

1/108 Watts Street, Box Hill North Vic 3129



2 1 2

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
18/03/2023 - 17/03/2024: $875,000

Comparable Properties



3/19 Laburnum St BLACKBURN 3130 (REI)

3 1 1

Price: $845,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 245 sqm approx

Agent Comments



2/75 Tyne St BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $841,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 156 sqm approx

Agent Comments



6/33 Zetland Rd MONT ALBERT 3127 (REI/VG)

2 1 1

Price: $760,000
Method: Private Sale
Date: 11/12/2023
Property Type: Unit

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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