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	2/1a Simpsons Road, Box Hill Vic 3128

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $584,399 Property Type Unit Suburb Box Hill

Period - From 09/09/2023 to 08/09/2024 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	5/503 Middleborough Rd BOX HILL NORTH 3129	$651,000	24/07/2024
2	2/92 Medway St BOX HILL NORTH 3129	$700,000	12/07/2024
3	2/26 Simpsons Rd BOX HILL 3128	$670,000	11/06/2024

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: 09/09/2024 15:53

2/1a Simpsons Road, Box Hill Vic 3128



2 1 1

Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
09/09/2023 - 08/09/2024: $584,399

Comparable Properties



5/503 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

2 1 1

Agent Comments

Price: $651,000
Method: Private Sale
Date: 24/07/2024
Property Type: Unit
Land Size: 223 sqm approx



2/92 Medway St BOX HILL NORTH 3129 (VG)

3 - -

Agent Comments

Price: $700,000
Method: Sale
Date: 12/07/2024
Property Type: Flat/Unit/Apartment (Res)

2/26 Simpsons Rd BOX HILL 3128 (VG)

2 - -

Agent Comments

Price: $670,000
Method: Sale
Date: 11/06/2024
Property Type: Flat/Unit/Apartment (Res)

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

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