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	1/15-17 Bass Street, Box Hill Vic 3128

Indicative selling price

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

Range between $610,000 & $670,000

Median sale price

Median price $585,500 Property Type Unit Suburb Box Hill

Period - From 04/11/2023 to 03/11/2024 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	2/13-15 Barcelona St BOX HILL 3128	$670,000	18/10/2024
2	8/19-21 Hopetoun Pde BOX HILL 3128	$660,000	02/10/2024
3	12/166 Station St BOX HILL SOUTH 3128	$600,000	24/08/2024

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: 04/11/2024 01:08

1/15-17 Bass Street, Box Hill Vic 3128

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2 1 1

Rooms: 3
Property Type:
Divorce/Estate/Family Transfers

Indicative Selling Price
$610,000 - $670,000
Median Unit Price
04/11/2023 - 03/11/2024: $585,500

Agent Comments

This front elevated unit is quite small in size and old, on a block of 6, it has a small rear area, however, the clothes dryer has occupied approximately 70% of the space of the rear area.

Comparable Properties

2/13-15 Barcelona St BOX HILL 3128 (REI)

2 1 1

Agent Comments

Price: $670,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Unit



8/19-21 Hopetoun Pde BOX HILL 3128 (REI)

2 1 3

Agent Comments

Price: $660,000
Method: Sold Before Auction
Date: 02/10/2024
Property Type: Unit



12/166 Station St BOX HILL SOUTH 3128 (REI)

2 1 1

Agent Comments

Price: $600,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Apartment

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