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: 10/14-16 James Street, Box Hill Vic 3128

Indicative selling price

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

Range between: $299,999 & $315,000

Median sale price

Median price: $640,000 Property Type: Unit Suburb: Box Hill

Period - From: 01/10/2024 to: 31/12/2024 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	4/8 John St BOX HILL 3128	$370,000	11/11/2024
2	9/5 James St BOX HILL 3128	$295,000	07/06/2024
3	3/18 Ashted Rd BOX HILL 3128	$290,000	05/06/2024

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: 20/02/2025 15:22

10/14-16 James Street, Box Hill Vic 3128



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$299,000 - $315,900
Median Unit Price
December quarter 2024: $640,000

Comparable Properties



4/8 John St BOX HILL 3128 (REI/VG)

1 1 1

Price: $370,000
Method: Private Sale
Date: 11/11/2024
Property Type: Apartment

Agent Comments



9/5 James St BOX HILL 3128 (REI/VG)

1 1 1

Price: $295,000
Method: Private Sale
Date: 07/06/2024
Property Type: Apartment

Agent Comments



3/18 Ashted Rd BOX HILL 3128 (REI/VG)

1 1 1

Price: $290,000
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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