

# 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

9/35 Kent Road, 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 \$400,000

&

\$440,000

### Median sale price

Median price \$749,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to 31/03/2021

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	5/1130 Whitehorse Rd BOX HILL 3128	\$412,500	15/05/2021
2	414/31-35 Harrow St BOX HILL 3128	\$436,000	01/04/2021
3	104/761 Station St BOX HILL NORTH 3129	\$415,000	23/02/2021

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:

17/06/2021 12:41



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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2021: \$749,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**5/1130 Whitehorse Rd BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$412,500

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** Apartment



**414/31-35 Harrow St BOX HILL 3128 (REI)**

Agent Comments



**Price:** \$436,000

**Method:** Private Sale

**Date:** 01/04/2021

**Property Type:** Apartment

**Land Size:** 6.50 sqm approx

**104/761 Station St BOX HILL NORTH 3129 (VG)** Agent Comments



**Price:** \$415,000

**Method:** Sale

**Date:** 23/02/2021

**Property Type:** Subdivided Flat - Single OYO Flat