

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

103/10 Bruce Street Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$472,121

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

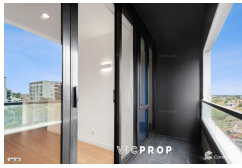
Date of sale

503/1 Archibald Street Box Hill VIC 3128	\$452,000	21-Jul-20
704/1 Archibald Street Box Hill VIC 3128	\$452,000	27-Jul-20
104/2-4 Kent Road Box Hill VIC 3128	\$490,000	24-Dec-20

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 6 months.~~

This Statement of Information was prepared on: 19 January 2021



503/1 Archibald Street Box Hill VIC 3128 Sold Price **\$452,000** Sold Date **21-Jul-20**
 Distance **0.09km**

 2  1  1



704/1 Archibald Street Box Hill VIC 3128 Sold Price ^{RS} **\$452,000** Sold Date **27-Jul-20**
 Distance **0.09km**

 2  1  1



104/2-4 Kent Road Box Hill VIC 3128 Sold Price ^{RS} **\$490,000** Sold Date **24-Dec-20**
 Distance **0.89km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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