

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

14/24 Rose Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$650,000

&

\$680,000

Median sale price

Median price \$656,750

Property Type Unit

Suburb Box Hill

Period - From 01/07/2021

to 30/09/2021

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	2/37 Medway St BOX HILL NORTH 3129	\$665,000	19/06/2021
2	23/98 Carrington Rd BOX HILL 3128	\$670,000	19/06/2021
3	15/1084 Whitehorse Rd BOX HILL 3128	\$670,000	14/07/2021

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:

28/10/2021 14:01



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Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$680,000
Median Unit Price
September quarter 2021: \$656,750

Comparable Properties

2/37 Medway St BOX HILL NORTH 3129 (VG) **Agent Comments**

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Price: \$665,000
Method: Sale
Date: 19/06/2021
Property Type: Flat/Unit/Apartment (Res)

23/98 Carrington Rd BOX HILL 3128 (VG) **Agent Comments**

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Price: \$670,000
Method: Sale
Date: 19/06/2021
Property Type: Subdivided Flat - Single OYO Flat



15/1084 Whitehorse Rd BOX HILL 3128 (REI/VG) **Agent Comments**

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Price: \$670,000
Method: Private Sale
Date: 14/07/2021
Property Type: Townhouse (Single)

Account - Philip Webb