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	1/34 Rose Street, Box Hill Vic 3128

Indicative selling price

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

Single price $420,000

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	3/36 Rose St BOX HILL 3128	$420,000	02/10/2021
2	4/10-12 James St BOX HILL 3128	$420,000	20/09/2021
3	4/37-39 Albion Rd BOX HILL 3128	$420,000	15/09/2021

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: 15/10/2021 11:30

1/34 Rose Street, Box Hill Vic 3128



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$420,000
Median Unit Price
September quarter 2021: $656,750

Comparable Properties



3/36 Rose St BOX HILL 3128 (REI)

2 1 1

Price: $420,000
Method: Auction Sale
Date: 02/10/2021
Property Type: Unit

Agent Comments



4/10-12 James St BOX HILL 3128 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 20/09/2021
Property Type: House

Agent Comments



4/37-39 Albion Rd BOX HILL 3128 (REI)

2 1 1

Price: $420,000
Method: Private Sale
Date: 15/09/2021
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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