

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

8/47-49 Rose Street, Box Hill Vic 3128

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$435,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2023

to

31/03/2023

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	4/14-16 James St BOX HILL 3128	\$390,000	12/12/2022
2	11/32 Albion Rd BOX HILL 3128	\$375,000	28/03/2023
3			

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:

10/05/2023 10:37

8/47-49 Rose Street, Box Hill Vic 3128

McGrath

James Moss

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Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

March quarter 2023: \$435,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/14-16 James St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$390,000

Method: Private Sale

Date: 12/12/2022

Property Type: Apartment



11/32 Albion Rd BOX HILL 3128 (VG)

Agent Comments

2 - -

Price: \$375,000

Method: Sale

Date: 28/03/2023

Property Type: Strata Flat - Single OYO Flat

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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