

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

2/4 Rose Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$890,000 & \$970,000

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	1/7 Jellicoe St BOX HILL SOUTH 3128	\$917,000	27/03/2021
2	2/831 Station St BOX HILL NORTH 3129	\$909,000	13/03/2021
3	5/21 Laburnum St BLACKBURN 3130	\$997,000	20/01/2021

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:

21/06/2021 12:09

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$890,000 - \$970,000

Median Unit Price

March quarter 2021: \$749,000



4 2 2

Property Type: Unit

Agent Comments

Comparable Properties



1/7 Jellicoe St BOX HILL SOUTH 3128 (REI/VG) Agent Comments

3 2 1

Price: \$917,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Unit

Land Size: 272 sqm approx



2/831 Station St BOX HILL NORTH 3129 (REI) Agent Comments

3 1 3

Price: \$909,000

Method: Auction Sale

Date: 13/03/2021

Property Type: Unit

Land Size: 378 sqm approx



5/21 Laburnum St BLACKBURN 3130 (REI/VG) Agent Comments

3 2 2

Price: \$997,000

Method: Private Sale

Date: 20/01/2021

Property Type: Unit

Land Size: 415 sqm approx