

STATEMENT OF INFORMATION

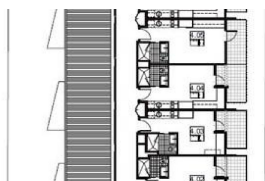
406/6 BRUCE STREET, BOX HILL, VIC 3128

PREPARED BY SAM ZHANG, SAM ZHANG, OFFICE PHONE: 0412898 488



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



406/6 BRUCE STREET, BOX HILL, VIC 3128  1  1  1

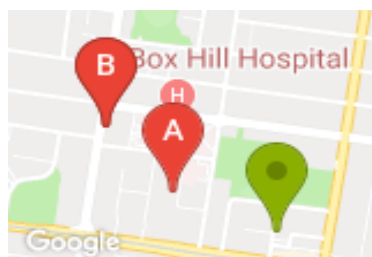
Indicative Selling Price

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

Price Range: \$120,000 to \$130,000

Provided by: Sam Zhang, Sam Zhang

MEDIAN SALE PRICE



BOX HILL, VIC, 3128

Suburb Median Sale Price (Unit)

\$465,000

01 January 2018 to 31 December 2018

Provided by: 

COMPARABLE PROPERTIES

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.



15/14 SPRING ST, BOX HILL, VIC 3128

 1  1  1

Sale Price

\$121,400

Sale Date: 27/09/2018

Distance from Property: 369m



338/484 ELGAR RD, BOX HILL, VIC 3128

 1  1  2

Sale Price

***\$119,000**

Sale Date: 06/03/2019

Distance from Property: 678m



452/484 ELGAR RD, BOX HILL, VIC 3128

 1  1  1

Sale Price

\$117,888

Sale Date: 14/11/2018

Distance from Property: 678m



This report has been compiled on 20/03/2019 by Sam Zhang. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

406/6 BRUCE STREET, BOX HILL, VIC 3128

Indicative selling price

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

Price Range:

\$120,000 to \$130,000

Median sale price

Median price

\$465,000

House

Unit

X

Suburb

BOX HILL

Period

01 January 2018 to 31 December 2018

Source



Comparable property sales

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

15/14 SPRING ST, BOX HILL, VIC 3128	\$121,400	27/09/2018
338/484 ELGAR RD, BOX HILL, VIC 3128	*\$119,000	06/03/2019
452/484 ELGAR RD, BOX HILL, VIC 3128	\$117,888	14/11/2018