Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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6/24-26 Brougham Street, Box Hill Vic 3128
6

Indicative selling price

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

Range between	\$640,000	&	\$700,000

Median sale price

Median price	\$519,500	Pro	perty Type Ur	it		Suburb	Box Hill
Period - From	01/10/2022	to	31/12/2022	So	urce	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

1	3/6 Brougham St BOX HILL 3128	\$720,000	17/11/2022
2	2/32 Barkly St BOX HILL 3128	\$608,500	22/10/2022
3	2/15 James St BOX HILL 3128	\$600,000	03/09/2022

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:	31/01/2023 15:58



Date of sale



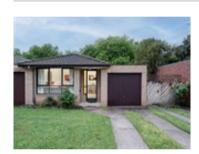




Property Type: Unit **Agent Comments**

Indicative Selling Price \$640,000 - \$700,000 **Median Unit Price** December quarter 2022: \$519,500

Comparable Properties



3/6 Brougham St BOX HILL 3128 (REI/VG)

└── 2





Price: \$720,000

Method: Expression of Interest

Date: 17/11/2022

Property Type: House (Res)

Agent Comments



2/32 Barkly St BOX HILL 3128 (REI/VG)

- 2



Price: \$608,500 Method: Auction Sale Date: 22/10/2022 Property Type: Unit

Land Size: 150 sqm approx

Agent Comments



2/15 James St BOX HILL 3128 (VG)





Price: \$600.000 Method: Sale Date: 03/09/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



