

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

6/24-26 Brougham Street, Box Hill Vic 3128

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 Property Type Unit Suburb Box Hill

Period - From 01/10/2022 to 31/12/2022 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	3/6 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



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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)

Agent Comments

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Price: \$720,000
Method: Expression of Interest
Date: 17/11/2022
Property Type: House (Res)



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

Agent Comments

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Price: \$608,500
Method: Auction Sale
Date: 22/10/2022
Property Type: Unit
Land Size: 150 sqm approx



2/15 James St BOX HILL 3128 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 03/09/2022
Property Type: Flat/Unit/Apartment (Res)