

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

106/10 BRUCE STREET BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 506/1 ARCHIBALD STREET BOX HILL VIC 3128 | \$472,000 | 20-Oct-23 |
| 301/10 BRUCE STREET BOX HILL VIC 3128 | \$460,000 | 12-Jan-24 |
| 722/850 WHITEHORSE ROAD BOX HILL VIC 3128 | \$460,000 | 05-Mar-24 |

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 6 months.~~

This Statement of Information was prepared on: 12 March 2024


506/1 ARCHIBALD STREET BOX HILL VIC 3128

 Sold Price **\$472,000** Sold Date **20-Oct-23**
 2  2  1

 Distance **0.09km**

301/10 BRUCE STREET BOX HILL VIC 3128

 Sold Price **\$460,000** Sold Date **12-Jan-24**
 2  1  -

 Distance **0km**

722/850 WHITEHORSE ROAD BOX HILL VIC 3128

 Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **05-Mar-24**
 2  1  -

 Distance **0.35km**
RS = Recent sale

UN = Undisclosed Sale

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