Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	Unit 2/24 Rose Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Range between \$700,000 & \$750,000	Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$749,000	Pro	perty Type U	nit		Suburb	Box Hill
Period - From	01/01/2021	to	31/03/2021	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

,	are en el mentaria de property		Date of care
1	2/2 Sweetland Rd BOX HILL 3128	\$739,000	24/11/2020
2	2/11 Brougham St BOX HILL 3128	\$735,000	27/02/2021
3	1/87 Medway St BOX HILL NORTH 3129	\$730,500	17/04/2021
4	6/32 Simpsons Rd BOX HILL 3128	\$700,000	01/03/2021

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:	06/05/2021 13:55
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Date of sale

RT Edgar

Dennis Dellas 8888 2000 0412 043 694 ddellas@rtedgar.com.au

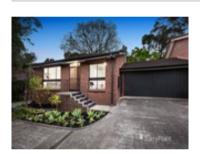
Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** March quarter 2021: \$749,000



Rooms: 3

Property Type: Unit **Agent Comments**

Comparable Properties



2/2 Sweetland Rd BOX HILL 3128 (REI/VG)

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Price: \$739,000 Method: Private Sale Date: 24/11/2020 Property Type: Unit Land Size: 191 sqm approx **Agent Comments**



2/11 Brougham St BOX HILL 3128 (REI/VG)

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Agent Comments

Agent Comments

Price: \$735,000 Method: Auction Sale Date: 27/02/2021 Property Type: Unit



1/87 Medway St BOX HILL NORTH 3129 (REI)







Price: \$730,500 Method: Auction Sale Date: 17/04/2021 Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088







6/32 Simpsons Rd BOX HILL 3128 (REI/VG)

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Agent Comments

Price: \$700,000

Method: Sold Before Auction

Date: 01/03/2021 Property Type: Unit

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



