

# 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

Unit 2/24 Rose Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$750,000

### Median sale price

Median price \$749,000

Property Type Unit

Suburb Box Hill

Period - From 01/01/2021

to

31/03/2021

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	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



**Rooms:** 3

**Property Type:** Unit

Agent Comments

## Comparable Properties



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

Agent Comments



**Price:** \$739,000

**Method:** Private Sale

**Date:** 24/11/2020

**Property Type:** Unit

**Land Size:** 191 sqm approx



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

Agent Comments



**Price:** \$735,000

**Method:** Auction Sale

**Date:** 27/02/2021

**Property Type:** Unit



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

Agent Comments



**Price:** \$730,500

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Unit



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

Agent Comments

 2  1  1

**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