

# 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

207/8 Bruce 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 \$130,000 & \$143,000

### Median sale price

Median price \$546,000 Property Type Unit Suburb Box Hill

Period - From 01/10/2023 to 30/09/2024 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	108/490 Elgar Rd BOX HILL 3128	\$129,000	09/06/2024
2	210/490 Elgar Rd BOX HILL 3128	\$140,000	23/05/2024
3	201/8 Bruce St BOX HILL 3128	\$140,000	20/05/2024

**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: 16/10/2024 10:40

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

**Indicative Selling Price**

\$130,000 - \$143,000

**Median Unit Price**

Year ending September 2024: \$546,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**108/490 Elgar Rd BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$129,000

**Method:** Private Sale

**Date:** 09/06/2024

**Property Type:** Studio Apartment



**210/490 Elgar Rd BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$140,000

**Method:** Private Sale

**Date:** 23/05/2024

**Property Type:** Unit



**201/8 Bruce St BOX HILL 3128 (REI/VG)**

Agent Comments



**Price:** \$140,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802