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

4/8 John Street, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	ו \$370,000		&		\$385,000			
Median sale pi	rice							
Median price	\$571,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	09/09/2023	to	08/09/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	3/12 Oxford St BOX HILL 3128	\$360,000	19/07/2024
2	6/1 John St BOX HILL 3128	\$429,000	14/02/2024
3			

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:

09/09/2024 14:12





Jeff Anderson (03) 9835 1151 0411 222 744





Property Type: Apartment Agent Comments

Indicative Selling Price \$370,000 - \$385,000 **Median Unit Price** 09/09/2023 - 08/09/2024: \$571,000

jeffa@rosshunt.com.au

Comparable Properties



Price: \$360,000 Method: Private Sale

3/12 Oxford St BOX HILL 3128 (REI/VG)

1 1

6/1 John St BOX HILL 3128 (REI/VG)

Date: 19/07/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$429.000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit

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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.

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Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044

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