

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

7/21 Rose 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

\$480,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2020

to

31 Jul 2021

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

22/33 Albion Road Box Hill VIC 3128	\$485,000	13-May-21
104/2-4 Kent Road Box Hill VIC 3128	\$490,000	19-Dec-20
602/712 Station Street Box Hill VIC 3128	\$485,000	21-Dec-20

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: 13 August 2021



**first
national**
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Sales Avant

P 03 9600 3883

M 0425795008

E sales@avantre.com.au



**22/33 Albion Road Box Hill VIC
3128**

2 1 1

Sold Price **\$485,000** Sold Date **13-May-21**

Distance **0.29km**



**104/2-4 Kent Road Box Hill VIC
3128**

2 1 1

Sold Price **\$490,000** Sold Date **19-Dec-20**

Distance **0.61km**



**602/712 Station Street Box Hill VIC
3128**

2 1 1

Sold Price **\$485,000** Sold Date **21-Dec-20**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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