

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

2006/9-11 Prospect Street, Box Hill VIC

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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$526,000

*House

*Unit

2

Suburb

Box Hill

Period - From

March 2023

to

Feb 2024

Source

REA

Comparable property sales

Address (comparable property)	Price	Date of Sale	Source
806/11 PROSPECT STREET BOX HILL VIC 3128	\$600,191	29-Aug-23	RP Data
1007/11 PROSPECT STREET BOX HILL VIC 3128	\$622,889	05-Oct-23	RP Data
1102/11 PROSPECT STREET BOX HILL VIC 3128	\$650,000	06-Oct-23	RP Data

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 representatives considers to be most comparable to the property for sale;