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

33 Rose Street Box Hill VIC 3128

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	31 200 000	&	\$1,600,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$1,500,500	Property type	House	Suburb	Box Hill					

28 Feb 2021

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2020

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.

to

Address of comparable property	Price	Date of sale	
430 Mont Albert Road Box Hill VIC 3128	\$1,526,000	06-Mar-21	
28 Collins Street Box Hill VIC 3128	\$1,570,000	26-Jan-21	
7 Standard Avenue Box Hill VIC 3128	\$1,540,000	08-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: 09 March 2021

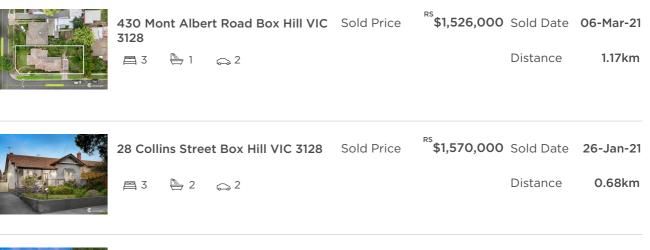


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7 Stanc 3128	dard Av	enue Box Hill VIC	Sold Price	^{RS} \$1,540,000	Sold Date	08-Dec-20
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RS = Recent sale UN = Undisclosed Sale

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