

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale



Address:

211/6 Bruce Street Box Hill VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 120,000 or range between \$ & \$

Median sale price

Median price \$ 120,000 House unit X Suburb Box Hill
Period - From Dec 2017 to May 2018 Source Realestate.com.au

Comparable property sales

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
1 302/6 Bruce Street Box Hill	\$ 112,000	1 st Mar 2018
2 109/6 John Street Box Hill	\$ 120,000	6 Dec 2018
3 27/14 Spring Street Box Hill	\$ 115,000	9 Mar 2018