

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

3/6 Brougham Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$655,000 & \$720,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Box Hill

Period - From 01/07/2022 to 30/09/2022 Source 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 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	11/82 Victoria Cr MONT ALBERT 3127	\$692,000	15/10/2022
2	1/59 Severn St BOX HILL NORTH 3129	\$685,000	11/06/2022
3	2/93 Albion Rd BOX HILL 3128	\$685,000	20/06/2022

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:

28/10/2022 10:09

3/6 Brougham Street, Box Hill Vic 3128

RT Edgar

Jenny Zhang

03 8888 2000

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Indicative Selling Price

\$655,000 - \$720,000

Median Unit Price

September quarter 2022: \$600,000



2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



11/82 Victoria Cr MONT ALBERT 3127 (REI)

Agent Comments

2 1 1

Price: \$692,000

Method: Auction Sale

Date: 15/10/2022

Property Type: Unit

Land Size: 74 sqm approx



1/59 Severn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

2 1 2

Price: \$685,000

Method: Auction Sale

Date: 11/06/2022

Rooms: 4

Property Type: Unit

Land Size: 121 sqm approx



2/93 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

2 1 2

Price: \$685,000

Method: Private Sale

Date: 20/06/2022

Rooms: 4

Property Type: Unit

Land Size: 156 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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