

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

402/8 BRUCE 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

\$135,000

&

\$143,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2023

to

31 Oct 2024

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

36/5 ARCHIBALD STREET BOX HILL VIC 3128	120000	18-Oct-24
313/1 WELLINGTON ROAD BOX HILL VIC 3128	145000	29-Aug-24
207/8 BRUCE STREET BOX HILL VIC 3128	135000	13-Nov-24

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: 30 November 2024



36/5 ARCHIBALD STREET BOX HILL VIC 3128

1 1 -

Sold Price **120000** Sold Date **18-Oct-24**

Distance **0.1km**



313/1 WELLINGTON ROAD BOX HILL VIC 3128

1 1 -

Sold Price **145000** Sold Date **29-Aug-24**

Distance **0.48km**



207/8 BRUCE STREET BOX HILL VIC 3128

1 1 -

Sold Price ^{RS} **135000** Sold Date **13-Nov-24**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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