## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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	1/29 Barkly Street, Box Hill Vic 3128
Including suburb and	
postcode	

### Indicative selling price

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

### Median sale price

Median price	\$530,000	Pro	perty Type U	nit		Suburb	Box Hill
Period - From	17/08/2022	to	16/08/2023	So	urce	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

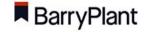
Add	dress of comparable property	Price	Date of sale
1	6/29 Barkly St BOX HILL 3128	\$960,000	03/06/2023
2	4/41 Brougham St BOX HILL 3128	\$751,000	01/07/2023
3	3/1 Sycamore St BOX HILL SOUTH 3128	\$665,000	15/07/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/08/2023 11:34









Property Type: Unit Land Size: 136 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$800,000 Median Unit Price 17/08/2022 - 16/08/2023: \$530,000

# Comparable Properties



6/29 Barkly St BOX HILL 3128 (REI)

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**6** 

Price: \$960,000 Method: Auction Sale Date: 03/06/2023 Property Type: Unit **Agent Comments** 



4/41 Brougham St BOX HILL 3128 (REI)

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Price: \$751,000 Method: Auction Sale Date: 01/07/2023 Property Type: Unit **Agent Comments** 

Agent Comments



3/1 Sycamore St BOX HILL SOUTH 3128 (REI)

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Price: \$665,000 Method: Auction Sale Date: 15/07/2023 Property Type: Unit

Land Size: 128 sqm approx

Account - Barry Plant | P: 03 9842 8888





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