

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 11/9-11 Rose Street, Box Hill, VIC 3128

Indicative selling price

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

Single price or range between \$400,000 & \$440,000

Median sale price

Median price \$487,500 Property type Unit Suburb Box Hill
Period - From 24/06/2023 to 23/06/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 6/ 34 Rose St, Box Hill Vic	\$440,000	05/03/2024
2 4/ 18 Harrow St, Box Hill Vic	\$460,000	08/04/2024
3 10/ 23-25 Albion Rd, Box Hill Vic	\$450,500	07/03/2024

This Statement of Information was prepared on: 24/06/2024

