

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

2/32 Bass Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$535,000 Property Type Unit Suburb Box Hill

Period - From 27/10/2022 to 26/10/2023 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	6/29 Barkly St BOX HILL 3128	\$960,000	03/06/2023
2	2/24-26 Brougham St BOX HILL 3128	\$805,000	29/07/2023
3	3/18 Barkly St BOX HILL 3128	\$790,000	06/07/2023

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:

27/10/2023 15:33



 2  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$900,000 - \$950,000

Median Unit Price

27/10/2022 - 26/10/2023: \$535,000

Comparable Properties



6/29 Barkly St BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$960,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit



2/24-26 Brougham St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$805,000

Method: Auction Sale

Date: 29/07/2023

Property Type: Unit



3/18 Barkly St BOX HILL 3128 (VG)

Agent Comments

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Price: \$790,000

Method: Sale

Date: 06/07/2023

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888