

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 g03/2-4 Kent Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$542,000 Property Type Unit Suburb Box Hill

Period - From 05/07/2022 to 04/07/2023 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	1003/11 Prospect St BOX HILL 3128	\$579,304	07/03/2023
2	G07/2 Kent Rd BOX HILL 3128	\$575,000	22/02/2023
3	G01/2-4 Kent Rd BOX HILL 3128	\$575,000	28/01/2023

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: 05/07/2023 11:42

g03/2-4 Kent Road, Box Hill Vic 3128



Property Type:
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
05/07/2022 - 04/07/2023: \$542,000

Comparable Properties

1003/11 Prospect St BOX HILL 3128 (VG)

Agent Comments



Price: \$579,304
Method: Sale
Date: 07/03/2023
Property Type: Strata Unit/Flat

G07/2 Kent Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 22/02/2023
Property Type: Subdivided Flat - Single OYO Flat



G01/2-4 Kent Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 28/01/2023
Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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