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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$550,000		&		\$600,000			
Median sale pr	rice							
Median price	\$542,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	05/07/2022	to	04/07/2023		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.

Add	dress 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:

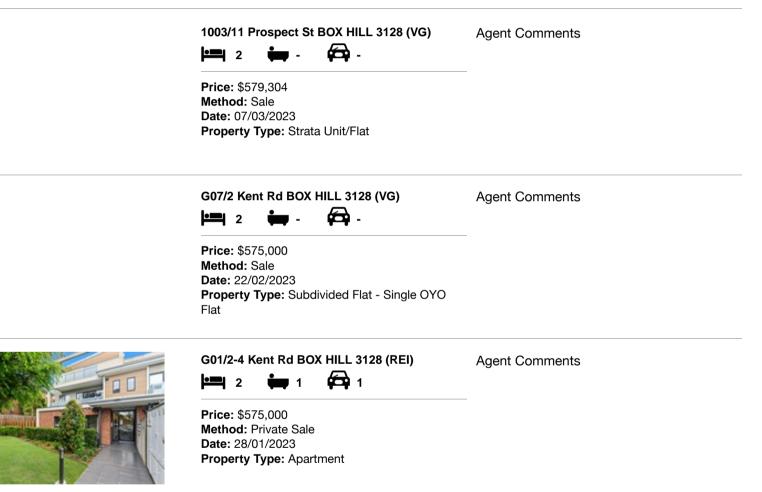
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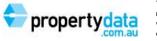
Property Type: Agent Comments Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 05/07/2022 - 04/07/2023: \$542,000

Comparable Properties



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





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