



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
9/21 Rose Street,
BOX HILL

1  1  1  1 

Indicative selling price

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

Range \$290,000 - \$319,000



Jeff Anderson

Sales Director | Auctioneer

0411 222 744

jeffa@rosshunt.com.au



Ross-Hunt

real estate



Sales



Auctioneers



Buyers Advocacy



Rentals



Owners Corporation

Ross-Hunt Real Estate Pty Ltd
A: 99-105 Union Road, Surrey Hills 3127
E: sales@rosshunt.com.au | T: (03) 9830 4044
www.rosshunt.com.au

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

9/21 Rose Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$290,000 & \$319,000

Median sale price

Median price \$502,629 Property Type Unit Suburb Box Hill

Period - From 21/01/2020 to 20/01/2021 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.

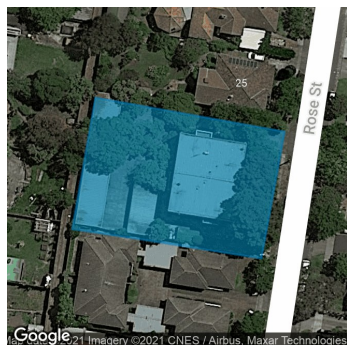
	Address of comparable property	Price	Date of sale
1	509/2 Elland Av BOX HILL 3128	\$370,000	08/12/2020
2	508/710 Station St BOX HILL 3128	\$342,000	09/10/2020
3	303/712-714 Station St BOX HILL 3128	\$330,888	26/11/2020

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:

21/01/2021 23:17



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$290,000 - \$319,000
Median Unit Price
21/01/2020 - 20/01/2021: \$502,629

Comparable Properties



509/2 Elland Av BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 08/12/2020
Property Type: Apartment



508/710 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$342,000
Method: Private Sale
Date: 09/10/2020
Property Type: Apartment



303/712-714 Station St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$330,888
Method: Private Sale
Date: 26/11/2020
Property Type: Apartment