

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

6/8 VIA MEDIA BOX HILL VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

3/46 ELLINGWORTH PARADE BOX HILL VIC 3128	\$780,000	20-Apr-24
1/1129 WHITEHORSE ROAD BOX HILL VIC 3128	\$956,000	04-May-24
3/19 LABURNUM STREET BLACKBURN VIC 3130	\$845,000	17-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 01 July 2024

Henry Qian
 P 03 9898 9000
 M 0415526000
 E Henry.Qian@Mandylee.com.au



3/46 ELLINGWORTH PARADE BOX Sold Price ^{RS} **\$780,000** Sold Date **20-Apr-24**
HILL VIC 3128
 3 2 1 Distance **0.74km**



1/1129 WHITEHORSE ROAD BOX Sold Price ^{RS} **\$956,000** Sold Date **04-May-24**
HILL VIC 3128
 3 2 2 Distance **0.68km**



3/19 LABURNUM STREET Sold Price **\$845,000** Sold Date **17-Feb-24**
BLACKBURN VIC 3130
 3 1 1 Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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