

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

4/7 Glenmore Street 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2020

to

31 Mar 2021

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

409/2 Elland Avenue Box Hill VIC 3128	\$320,000	01-Dec-19
11/14-16 James Street Box Hill VIC 3128	\$325,000	30-Oct-19
305/771 Station Street Box Hill North VIC 3129	\$343,000	21-Dec-19

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.~~

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409/2 Elland Avenue Box Hill VIC 3128

1 1 1

Sold Price

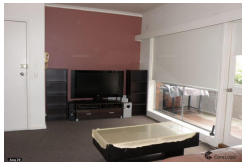
\$320,000

Sold Date

01-Dec-19

Distance

0.86km



11/14-16 James Street Box Hill VIC 3128

1 1 1

Sold Price

\$325,000

Sold Date

30-Oct-19

Distance

0.44km



305/771 Station Street Box Hill North VIC 3129

1 1 1

Sold Price

\$343,000

Sold Date

21-Dec-19

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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