

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

G03/28 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 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

606/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$639,000	28-Oct-22
1906/545 STATION STREET BOX HILL VIC 3128	\$635,000	06-Mar-24
1911/545 STATION STREET BOX HILL VIC 3128	\$639,000	18-Apr-23

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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**606/9 ELLINGWORTH PARADE
BOX HILL VIC 3128**

2 2 1

Sold Price **\$639,000** Sold Date **28-Oct-22**

Distance **0.31km**

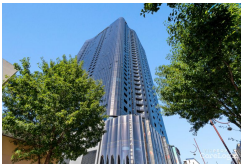


**1906/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price ^{RS} **\$635,000** Sold Date **06-Mar-24**

Distance **0.43km**



**1911/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price **\$639,000** Sold Date **18-Apr-23**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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