

## 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

6E/6 JELLICOE STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$929,000

Property type

Unit

Suburb

Box Hill South

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

2/11 ORCHARD GROVE BLACKBURN SOUTH VIC 3130	\$1,100,000	13-Apr-24
2/4 FOWLER STREET BOX HILL SOUTH VIC 3128	\$1,210,000	28-Apr-24
7 MAXWELL COURT BLACKBURN SOUTH VIC 3130	\$1,335,000	08-Mar-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: 15 July 2024



## 2/11 ORCHARD GROVE BLACKBURN SOUTH VIC 3130

3 1 2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **13-Apr-24**

Distance **1.56km**



## 2/4 FOWLER STREET BOX HILL SOUTH VIC 3128

4 2 2

Sold Price **\$1,210,000** Sold Date **28-Apr-24**

Distance **1.73km**



## 7 MAXWELL COURT BLACKBURN SOUTH VIC 3130

3 2 2

Sold Price **\$1,335,000** Sold Date **08-Mar-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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