

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

3/36 BIRDWOOD STREET BOX HILL SOUTH 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

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$996,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jul 2021

to

30 Jun 2022

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

4/1 PRINCE STREET BOX HILL SOUTH VIC 3128	\$648,000	28-Feb-22
8/10 HILL STREET BOX HILL SOUTH VIC 3128	\$665,000	19-Mar-22
1/1215 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	\$610,000	04-Apr-22

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: 12 July 2022


**4/1 PRINCE STREET BOX HILL
SOUTH VIC 3128**
 2  1  2

Sold Price **\$648,000** Sold Date **28-Feb-22**

Distance -


**8/10 HILL STREET BOX HILL
SOUTH VIC 3128**
 2  1  1

Sold Price **\$665,000** Sold Date **19-Mar-22**

Distance -


**1/1215 RIVERSDALE ROAD BOX
HILL SOUTH VIC 3128**
 2  1  1

Sold Price **\$610,000** Sold Date **04-Apr-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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