

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

5/6 KENT ROAD 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2021

to

30 Apr 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

208/15-21 HARROW STREET BOX HILL VIC 3128	\$440,000	15-Mar-22
205/1-3 ASHTED ROAD BOX HILL VIC 3128	\$460,000	21-Dec-21
5/43-45 KENT ROAD BOX HILL VIC 3128	\$458,000	24-Dec-21

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: 19 May 2022



**208/15-21 HARROW STREET BOX
HILL VIC 3128**

Sold Price

\$440,000

Sold Date

15-Mar-22

2 2 1

Distance

-



**205/1-3 ASHTED ROAD BOX HILL
VIC 3128**

Sold Price

\$460,000

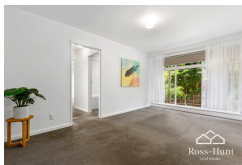
Sold Date

21-Dec-21

2 1 1

Distance

0.26km



**5/43-45 KENT ROAD BOX HILL VIC
3128**

Sold Price

\$458,000

Sold Date

24-Dec-21

2 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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