

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

7 McCredden Court 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

\$1,549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,260,833

Property type

House

Suburb

Box Hill South

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

46 Monash Street Box Hill South VIC 3128	\$1,650,000	20-Mar-21
3 Clarke Street Box Hill South VIC 3128	\$1,520,000	27-Mar-21
15 Campbell Parade Box Hill South VIC 3128	\$1,556,000	13-Mar-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: 14 April 2021



**46 Monash Street Box Hill South
VIC 3128**

4 2 4

Sold Price ^{RS} **\$1,650,000** Sold Date **20-Mar-21**

Distance **0.33km**



**3 Clarke Street Box Hill South VIC
3128**

3 2 -

Sold Price ^{RS} **\$1,520,000** Sold Date **27-Mar-21**

Distance **0.66km**



**15 Campbell Parade Box Hill South
VIC 3128**

4 3 2

Sold Price ^{RS} **\$1,556,000** Sold Date **13-Mar-21**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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