

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

505/3 YOUNG 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2023

to

31 Jan 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

2110/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	07-Sep-23
1602/3 YOUNG STREET BOX HILL VIC 3128	\$610,000	06-Feb-23
1401/3 YOUNG STREET BOX HILL VIC 3128	\$662,000	25-Jan-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.~~

This Statement of Information was prepared on: 10 February 2024



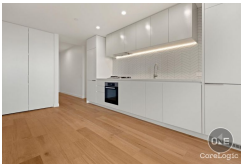
2110/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$620,000** Sold Date **07-Sep-23**
 Distance **0km**

 2  2  -



1602/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$610,000** Sold Date **06-Feb-23**
 Distance **0km**

 2  2  -



1401/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$662,000** Sold Date **25-Jan-23**
 Distance **0km**

 2  2  1



1603/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$605,000** Sold Date **29-Oct-23**
 Distance **0km**

 2  2  1



1605/3 YOUNG STREET BOX HILL VIC 3128 Sold Price **\$610,000** Sold Date **21-Jul-23**
 Distance **0.01km**

 2  2  1

RS = Recent sale UN = Undisclosed Sale

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