

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

1/46 KAREN STREET BOX HILL NORTH VIC 3129

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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$896,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Dec 2021

to

30 Nov 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

4/112 DORKING ROAD BOX HILL NORTH VIC 3129	\$748,000	11-Oct-22
15/19 PAUL AVENUE BOX HILL NORTH VIC 3129	\$729,000	05-Nov-22
4/680 ELGAR ROAD BOX HILL NORTH VIC 3129	\$748,000	23-May-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: 22 December 2022



**4/112 DORKING ROAD BOX HILL
NORTH VIC 3129**

3 1 2

Sold Price

\$748,000

Sold Date

11-Oct-22

Distance

0.99km



**15/19 PAUL AVENUE BOX HILL
NORTH VIC 3129**

3 1 2

Sold Price

^{RS} **\$729,000**

Sold Date

05-Nov-22

Distance

1.42km



**4/680 ELGAR ROAD BOX HILL
NORTH VIC 3129**

3 1 2

Sold Price

\$748,000

Sold Date

23-May-22

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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