

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

110/1-3 ASHTED 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

or range
between

\$419,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2023

to

31 Oct 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

8/12 ASHTED ROAD BOX HILL VIC 3128	\$474,000	28-Sep-24
21/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$443,000	22-May-24
3105/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$460,000	06-Aug-24

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: 07 November 2024



8/12 ASHTED ROAD BOX HILL VIC 3128

Sold Price ^{RS} **\$474,000** ^{UN} Sold Date **28-Sep-24**

 2  1  -

Distance **0.09km**



21/7-9 ARCHIBALD STREET BOX HILL VIC 3128

Sold Price **\$443,000** Sold Date **22-May-24**

 2  1  1

Distance **0.68km**



3105/850 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price **\$460,000** Sold Date **06-Aug-24**

 2  1  1

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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