

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

5/14-16 JAMES 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

or range
between

\$365,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/14-16 JAMES STREET BOX HILL VIC 3128	\$420,000	14-Mar-23
4/14-16 JAMES STREET BOX HILL VIC 3128	\$390,000	12-Dec-22
4/10 JAMES STREET BOX HILL VIC 3128	\$420,000	20-Sep-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: 20 March 2023



**1/14-16 JAMES STREET BOX HILL
VIC 3128**

Sold Price

^{RS} **\$420,000**

Sold Date

14-Mar-23

2

1

1

Distance

0km



**4/14-16 JAMES STREET BOX HILL
VIC 3128**

Sold Price

\$390,000

Sold Date

12-Dec-22

2

1

1

Distance

0km



**4/10 JAMES STREET BOX HILL VIC
3128**

Sold Price

\$420,000

Sold Date

20-Sep-21

2

1

1

Distance

0.03km

RS = Recent sale

UN = Undisclosed Sale

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