

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

4 bedroom, 4 bathroom double car garage plus a study luxury townhouse 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

\$1,990,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$916,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Apr 2023

to

31 Mar 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 ASQUITH STREET BOX HILL SOUTH VIC 3128	\$1,960,000	23-Sep-23
1257 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128	\$1,852,000	04-Mar-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: 19 April 2024

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**8 ASQUITH STREET BOX HILL
SOUTH VIC 3128**

 4  2  2

Sold Price **\$1,960,000** Sold Date **23-Sep-23**

Distance **0.91km**



**1257 RIVERSDALE ROAD BOX HILL
SOUTH VIC 3128**

 4  2  2

Sold Price **\$1,852,000** Sold Date **04-Mar-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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