

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

2101/11 PROSPECT 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

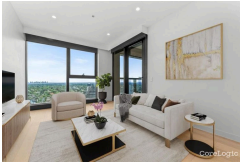
Date of sale

2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-Nov-24
305/5-7 IRVING AVENUE BOX HILL VIC 3128	\$668,000	10-Sep-24
4/20-22 ALBION ROAD BOX HILL VIC 3128	\$635,000	05-Oct-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.~~

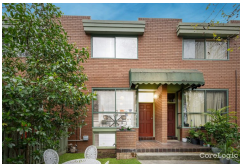
This Statement of Information was prepared on: 05 February 2025

**2704/545 STATION STREET BOX HILL VIC 3128**

Sold Price

\$640,500Sold Date **02-Nov-24** 2  2  1Distance **0.39km****305/5-7 IRVING AVENUE BOX HILL VIC 3128**

Sold Price

\$668,000Sold Date **10-Sep-24** 3  2  -Distance **0.44km****4/20-22 ALBION ROAD BOX HILL VIC 3128**

Sold Price

\$635,000Sold Date **05-Oct-24** 2  1  1Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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