

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

4/14 ROSELEA 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$891,000

Property type

Unit

Suburb

Box Hill North

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

1/16 LODDON STREET BOX HILL NORTH VIC 3129	\$1,570,000	26-Sep-24
5/82-84 SEVERN STREET BOX HILL NORTH VIC 3129	\$1,400,000	05-Jun-24
2/32 KAREN STREET BOX HILL NORTH VIC 3129	\$1,170,000	29-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: 03 February 2025

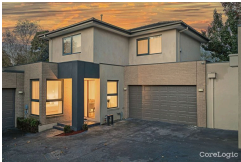


**1/16 LODDON STREET BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price **\$1,570,000** Sold Date **26-Sep-24**

Distance **0.76km**



**5/82-84 SEVERN STREET BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price **\$1,400,000** Sold Date **05-Jun-24**

Distance **1.57km**



**2/32 KAREN STREET BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price **\$1,170,000** Sold Date **29-Aug-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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