

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

7/60-64 FOCH STREET 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

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$936,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 May 2023

to

30 Apr 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

3/46 ELLINGWORTH PARADE BOX HILL VIC 3128	\$780,000	20-Apr-24
6/372 BURWOOD HIGHWAY BURWOOD VIC 3125	\$720,000	01-Dec-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: 27 May 2024



3/46 ELLINGWORTH PARADE BOX Sold Price
HILL VIC 3128

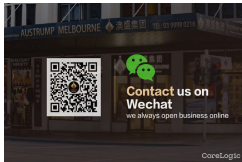
^{RS}

\$780,000

Sold Date **20-Apr-24**

 3  2  1

Distance **1.7km**



6/372 BURWOOD HIGHWAY
BURWOOD VIC 3125

Sold Price

\$720,000

Sold Date **01-Dec-23**

 3  2  1

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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