

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

2/22 Bass 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2019

to

31 May 2020

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

6/1-3 Albion Road Box Hill VIC 3128	\$888,000	15-Apr-20
1/346 Station Street Box Hill South VIC 3128	\$830,000	27-Mar-20
2/18 Cadorna Street Box Hill South VIC 3128	\$850,000	10-Jun-20

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 June 2020



6/1-3 Albion Road Box Hill VIC 3128 Sold Price ^{RS} **\$888,000** ^{UN} Sold Date **15-Apr-20**

 3  2  2

Distance **0.38km**



1/346 Station Street Box Hill South VIC 3128 Sold Price **\$830,000** Sold Date **27-Mar-20**

 2  1  2

Distance **0.73km**



2/18 Cadorna Street Box Hill South VIC 3128 Sold Price ^{RS} **\$850,000** Sold Date **10-Jun-20**

 3  2  2

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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