

## 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

207/5-7 Irving Avenue Box Hill VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2019

to

30 Nov 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

612/5-7 Irving Avenue Box Hill VIC 3128	\$402,000	09-Dec-19
807/5-7 Irving Avenue Box Hill VIC 3128	\$402,000	18-Dec-19

OR

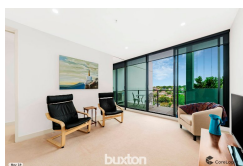
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 07 December 2020

Corey Le

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**612/5-7 Irving Avenue Box Hill VIC 3128**

Sold Price

**\$402,000**

Sold Date

**09-Dec-19**

1 1 1

Distance

-



**807/5-7 Irving Avenue Box Hill VIC 3128**

Sold Price

Sold Date

**18-Dec-19**

1 1 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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