# 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

| <b>13 VICTORIA</b> | STREET | BOX H | HLL ' | VIC : | 3128 |
|--------------------|--------|-------|-------|-------|------|
|                    | OINCEI | DONI  |       | 10    | 5120 |

#### 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 rang<br>betwee |       | \$1,750,000 | &         | \$1,850,000 |  |
|------------------------------------------------------------|-------------|------|-------------------|-------|-------------|-----------|-------------|--|
| Median sale price<br>(*Delete house or unit as applicable) |             |      |                   |       |             |           |             |  |
| Median Price                                               | \$1,650,000 | Prop | erty type         | House |             | Suburb    | Box Hill    |  |
| Period-from                                                | 01 Jan 2024 | to   | 31 Dec 2          | 024   | 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 |  |
|-------------------------------------|-------------|--------------|--|
| 16 KANGERONG ROAD BOX HILL VIC 3128 | \$1,780,000 | 02-Aug-24    |  |
| 40 GRAHAM PLACE BOX HILL VIC 3128   | \$1,698,000 | 18-Oct-24    |  |
| 10 ROSE STREET BOX HILL VIC 3128    | \$1,860,000 | 30-Nov-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: 22 January 2025



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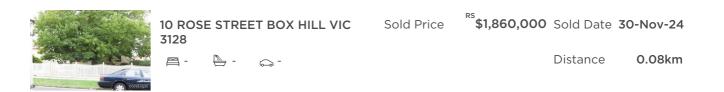


 16 KANGERONG ROAD BOX HILL
 Sold Price
 \$1,780,000
 Sold Date 02-Aug-24

 VIC 3128
 □
 3
 □
 1
 □
 4
 Distance
 0.77km



| 40 GRAHAM PLACE BOX HILL VIC<br>3128 |  | Sold Price | <sup>RS</sup> \$1,698,000 <sup>UN</sup> | Sold Date | 18-Oct-24 |          |        |
|--------------------------------------|--|------------|-----------------------------------------|-----------|-----------|----------|--------|
| 8                                    |  | 1          | <b>~</b> -                              |           |           | Distance | 0.98km |



#### RS = Recent sale UN = Undisclosed Sale

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