

## 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

PD04/5-7 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

\$660,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,735,000

Property type

Other

Suburb

Box Hill

Period-from

01 Aug 2023

to

31 Jul 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

Address of comparable property	Price	Date of sale
604/36 PROSPECT STREET BOX HILL VIC 3128	\$650,000	03-Apr-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: 06 August 2024

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**604/36 PROSPECT STREET BOX  
HILL VIC 3128**

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Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **03-Apr-24**Distance **0.57km****RS** = Recent sale**UN** = Undisclosed Sale

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