

## 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

805/5-7 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

\$668,000

&

\$688,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2024

to

31 Dec 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

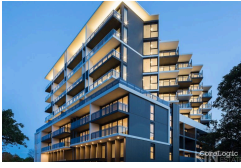
Date of sale

803/5-7 IRVING AVENUE BOX HILL VIC 3128	\$615,000	25-Sep-24
2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-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: 13 January 2025



**803/5-7 IRVING AVENUE BOX HILL VIC 3128** Sold Price <sup>RS</sup> **\$615,000** <sup>UN</sup> Sold Date **25-Sep-24**

2 2 1

Distance **0km**



**2704/545 STATION STREET BOX HILL VIC 3128** Sold Price **\$640,500** Sold Date **02-Nov-24**

2 2 1

Distance **0.42km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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