

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

310/8 WELLINGTON ROAD 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2022

to

30 Nov 2023

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

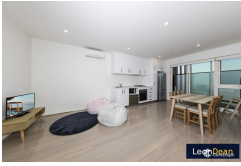
Date of sale

206/771 STATION STREET BOX HILL NORTH VIC 3129	\$310,000	10-Nov-23
505/710 STATION STREET BOX HILL VIC 3128	\$340,000	18-Aug-23
405/394-398 MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$337,000	30-Jun-23

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: 12 December 2023



**206/771 STATION STREET BOX
HILL NORTH VIC 3129**

 1  1  1

Sold Price ^{RS} **\$310,000** ^{UN} Sold Date **10-Nov-23**

Distance **0.7km**



**505/710 STATION STREET BOX
HILL VIC 3128**

 1  1  1

Sold Price **\$340,000** Sold Date **18-Aug-23**

Distance **0.61km**



**405/394-398 MIDDLEBOROUGH
ROAD BLACKBURN VIC 3130**

 1  1  1

Sold Price **\$337,000** Sold Date **30-Jun-23**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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