

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

1/1 Duncan Street Box Hill South 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jun 2020

to

31 May 2021

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

1/4-6 Neville Street Box Hill South VIC 3128	\$970,000	01-Mar-21
6/27 Oxford Street Box Hill VIC 3128	\$975,000	20-Mar-21
2/140 Middleborough Road Blackburn South VIC 3130	\$925,000	09-Jun-21

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: 16 June 2021



1/4-6 Neville Street Box Hill South VIC 3128

3 2 2

Sold Price

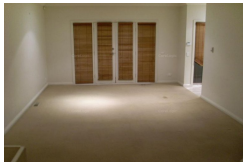
\$970,000

Sold Date

01-Mar-21

Distance

1.1km



6/27 Oxford Street Box Hill VIC 3128

3 2 2

Sold Price

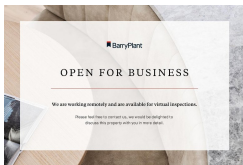
\$975,000

Sold Date

20-Mar-21

Distance

1.44km



2/140 Middleborough Road Blackburn South VIC 3130

3 2 2

Sold Price

^{RS} **\$925,000**

Sold Date

09-Jun-21

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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