

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

20 COMBARTON STREET 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,694,000

Property type

House

Suburb

Box Hill

Period-from

01 Sep 2021

to

31 Aug 2022

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

20 COLLINS STREET BOX HILL VIC 3128	\$1,320,000	28-May-22
22 KNEALE DRIVE BOX HILL NORTH VIC 3129	\$1,200,000	10-Apr-22
59 MCKEAN STREET BOX HILL NORTH VIC 3129	\$1,280,000	24-Jun-22

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.~~

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20 COLLINS STREET BOX HILL VIC 3128

Sold Price

\$1,320,000

Sold Date

28-May-22

3

1

1

Distance

0.26km



22 KNEALE DRIVE BOX HILL NORTH VIC 3129

Sold Price

\$1,200,000

Sold Date

10-Apr-22

4

1

2

Distance

2.26km



59 MCKEAN STREET BOX HILL NORTH VIC 3129

Sold Price

^{RS} **\$1,280,000** ^{UN}

Sold Date

24-Jun-22

3

1

1

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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