

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

703/5-7 IRVING AVENUE 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

\$608,000

&

\$628,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2023

to

31 Oct 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

1706/545 STATION STREET BOX HILL VIC 3128	\$610,000	12-Aug-24
1511/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	27-Jun-24
29/41 HARROW STREET BOX HILL VIC 3128	\$620,000	04-Jul-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: 08 November 2024

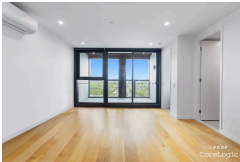
**1706/545 STATION STREET BOX HILL VIC 3128**

Sold Price

RS

\$610,000Sold Date **12-Aug-24**

2 2 1

Distance **0.22km****1511/3 YOUNG STREET BOX HILL VIC 3128**

Sold Price

\$620,000Sold Date **27-Jun-24**

2 2 1

Distance **0.57km****29/41 HARROW STREET BOX HILL VIC 3128**

Sold Price

Sold Date **04-Jul-24**

2 2 1

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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