

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

208/15 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

901/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$490,000	01-Apr-22
1517/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$495,000	16-Mar-22
102/47 HARROW STREET BOX HILL VIC 3128	\$525,000	25-May-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.~~

This Statement of Information was prepared on: 13 September 2022



901/850 WHITEHORSE ROAD BOX Sold Price **\$490,000** Sold Date **01-Apr-22**
HILL VIC 3128

2 2 1

Distance **0.3km**



1517/850 WHITEHORSE ROAD BOX Sold Price **\$495,000** Sold Date **16-Mar-22**
HILL VIC 3128

2 2 1

Distance **0.3km**



102/47 HARROW STREET BOX Sold Price **\$525,000** Sold Date **25-May-22**
HILL VIC 3128

2 2 1

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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