

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

2/23 HAMEL 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,500

Property type

Unit

Suburb

Box Hill South

Period-from

01 Mar 2022

to

28 Feb 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

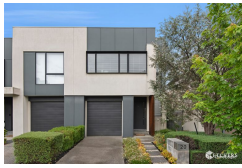
Date of sale

20 BURN NAR LOOK DRIVE BURWOOD VIC 3125	\$1,055,000	17-Dec-22
2/4 CHILCOTE COURT BOX HILL SOUTH VIC 3128	\$1,170,000	04-Feb-23
3/7-9 TALBETT STREET BURWOOD VIC 3125	\$1,035,000	19-Nov-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: 06 March 2023


**20 BURN NAR LOOK DRIVE
BURWOOD VIC 3125**

3 2 2

Sold Price \$1,055,000 Sold Date 17-Dec-22
Distance 1.63km

**2/4 CHILCOTE COURT BOX HILL
SOUTH VIC 3128**

3 2 2

Sold Price ^{RS} \$1,170,000 Sold Date 04-Feb-23
Distance 0.29km

**3/7-9 TALBETT STREET
BURWOOD VIC 3125**

4 2 2

Sold Price \$1,035,000 Sold Date 19-Nov-22
Distance 1.68km
RS = Recent sale

UN = Undisclosed Sale

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