

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

8/19-21 HOPETOUN PARADE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$489,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 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

9/28-36 JAMES STREET BOX HILL VIC 3128	\$720,000	16-Aug-24
6/15-17 BASS STREET BOX HILL VIC 3128	\$763,000	17-Aug-24
3/1 VIA MEDIA BOX HILL VIC 3128	\$706,800	18-May-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: 17 September 2024



**9/28-36 JAMES STREET BOX HILL
VIC 3128**

Sold Price

^{RS}

\$720,000

Sold Date

16-Aug-24

 2

 1

 1

Distance

0.52km



**6/15-17 BASS STREET BOX HILL
VIC 3128**

Sold Price

^{RS}

\$763,000

Sold Date

17-Aug-24

 2

 1

 1

Distance

0.96km



3/1 VIA MEDIA BOX HILL VIC 3128

Sold Price

\$706,800

Sold Date

18-May-24

 2

 1

 1

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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