

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

PD03/5-7 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

\$640,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

305/5-7 IRVING AVENUE BOX HILL VIC 3128	\$668,000	10-Sep-24
803/5-7 IRVING AVENUE BOX HILL VIC 3128	\$615,000	25-Sep-24
805/5-7 IRVING AVENUE BOX HILL VIC 3128	\$650,000	19-Feb-25

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: 26 February 2025



305/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price **\$668,000** Sold Date **10-Sep-24**

3 2 -

Distance **0km**



803/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price **\$615,000** Sold Date **25-Sep-24**

2 2 1

Distance **0km**



805/5-7 IRVING AVENUE BOX HILL VIC 3128 Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **19-Feb-25**

2 2 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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