

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

1610 / 9 PROSPECT STREET 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

\$526,475

or range
between

&

Developer's price

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2022

to

30 Nov 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 12 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

2304/9 PROSPECT STREET BOX HILL VIC 3128	\$1,130,508	30-Jan-23
410/9 PROSPECT STREET BOX HILL VIC 3128	\$858,650	5-May-23
90STATION STREET, BOX HILL VIC 3128	\$880,000	9-Oct-23

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: 31 December 2023



602/11 PROSPECT STREET BOX
HILL VIC 3128

 2  2  -

Sold Price

\$645,587

Sold Date 23-Aug-23

Distance

0.01km



409/11 PROSPECT STREET BOX
HILL VIC 3128

 2  2  1

Sold Price

\$634,918

Sold Date 12-Apr-23

Distance

0.01km



405/11 PROSPECT STREET BOX
HILL VIC 3128

 2  2  1

Sold Price

\$685,353

Sold Date 12-Dec-22

Distance

0.01km



406/11 PROSPECT STREET BOX
HILL VIC 3128

 2  -  -

Sold Price

\$662,174

Sold Date 28-Feb-23

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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