

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

G05/28 GLENMORE 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

or range
between

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 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

G03/28 GLENMORE STREET BOX HILL VIC 3128	\$625,000	01-Apr-24
29/41 HARROW STREET BOX HILL VIC 3128	\$620,000	04-Jul-24
204/47 HARROW STREET BOX HILL VIC 3128	\$599,999	11-Aug-23

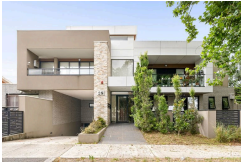
OR

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: 22 December 2024



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G03/28 GLENMORE STREET BOX HILL VIC 3128

Sold Price **\$625,000** Sold Date **01-Apr-24**

2 2 -

Distance **0km**



29/41 HARROW STREET BOX HILL VIC 3128

Sold Price **\$620,000** Sold Date **04-Jul-24**

2 2 1

Distance **0.1km**



204/47 HARROW STREET BOX HILL VIC 3128

Sold Price **\$599,999** Sold Date **11-Aug-23**

2 2 1

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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