

## 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

21/56-60 BISHOP STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$396,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/3-5 JOHN STREET BOX HILL VIC 3128	\$350,000	10-Nov-21
3/56-60 BISHOP STREET BOX HILL VIC 3128	\$352,000	01-Jan-22
3/14 ALEXANDER STREET BOX HILL VIC 3128	\$390,000	13-Nov-21

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: 14 April 2022



# OBrien

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**2/3-5 JOHN STREET BOX HILL VIC 3128**

Sold Price

**\$350,000**

Sold Date

**10-Nov-21**

2

1

1

Distance

-



**3/56-60 BISHOP STREET BOX HILL VIC 3128**

Sold Price

**\$352,000**

Sold Date

**01-Jan-22**

2

1

1

Distance

-



**3/14 ALEXANDER STREET BOX HILL VIC 3128**

Sold Price

**\$390,000**

Sold Date

**13-Nov-21**

2

1

1

Distance

**1.33km**

Interested in applying? Scan the code to get started.  
6/25 Ashted Road, Box Hill, Vic 3128



**6/25-27 ASHTED ROAD BOX HILL VIC 3128**

Sold Price

**\$399,000**

Sold Date

**14-Oct-21**

2

1

1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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