

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

8/28-36 James 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2020

to

30 Apr 2021

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

1/12 Bentley Street Surrey Hills VIC 3127	\$610,000	18-Nov-20
5/27 Albion Road Box Hill VIC 3128	\$650,000	01-Feb-21
1/6 Howard Street Box Hill VIC 3128	\$684,000	24-Apr-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: 11 May 2021



1/12 Bentley Street Surrey Hills VIC 3127 Sold Price **\$610,000** Sold Date **18-Nov-20**

 2  1  1

Distance **1.08km**



5/27 Albion Road Box Hill VIC 3128 Sold Price **\$650,000** Sold Date **01-Feb-21**

 2  1  1

Distance **0.49km**



1/6 Howard Street Box Hill VIC 3128 Sold Price ^{RS} **\$684,000** Sold Date **24-Apr-21**

 2  1  2

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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