

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

2901/36 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

or range
between

\$908,000

&

\$928,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2023

to

30 Sep 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

2203/9 PROSPECT STREET BOX HILL VIC 3128	\$950,000	-
508/9 PROSPECT STREET BOX HILL VIC 3128	\$1,018,150	-

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.

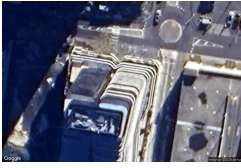
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**2203/9 PROSPECT STREET BOX
HILL VIC 3128**

3 2 1

Sold Price

\$950,000

Sold Date

-

Distance

-



**508/9 PROSPECT STREET BOX
HILL VIC 3128**

3 2 2

Sold Price

\$1,018,150

Sold Date

-

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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