

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

17/2 CYRIL STREET BOX HILL SOUTH 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Apartment

Suburb

Box Hill South

Period-from

06 Aug 2024

to

06 Feb 2025

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

203/11 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	14-Nov-24
108/15 FOUNDATION BOULEVARD BURWOOD EAST VIC 3151	\$538,000	14-Jan-25
3310/545 STATION STREET BOX HILL VIC 3128	\$570,000	13-Dec-24

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: 06 February 2025



**203/11 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

\$538,000

Sold Date **14-Nov-24**

2 1 1

Distance **1.98km**



**108/15 FOUNDATION BOULEVARD
BURWOOD EAST VIC 3151**

Sold Price

^{RS} **\$538,000**

Sold Date **14-Jan-25**

2 1 1

Distance **1.98km**



**3310/545 STATION STREET BOX
HILL VIC 3128**

Sold Price

\$570,000

Sold Date **13-Dec-24**

2 2 1

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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