

## 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

3/779 STATION STREET BOX HILL NORTH VIC 3129

### Indicative selling price

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

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$838,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2022

to

30 Apr 2023

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

2/85 CLYDE STREET BOX HILL NORTH VIC 3129	\$437,000	10-Feb-23
1/18 ASHTED ROAD BOX HILL VIC 3128	\$420,000	14-Jan-23
4/36 ALBION ROAD BOX HILL VIC 3128	\$420,000	11-Apr-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: 03 May 2023



## 2/85 CLYDE STREET BOX HILL NORTH VIC 3129

2 1 1

Sold Price

<sup>RS</sup>

**\$437,000**

Sold Date

**10-Feb-23**

Distance

**0.32km**



## 1/18 ASHTED ROAD BOX HILL VIC 3128

2 1 1

Sold Price

**\$420,000**

Sold Date

**14-Jan-23**

Distance

**1.23km**



## 4/36 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price

<sup>RS</sup>

**\$420,000**

Sold Date

**11-Apr-23**

Distance

**1.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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