

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

804/5-7 IRVING AVENUE 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

\$630,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2023

to

31 Jul 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

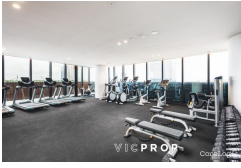
Date of sale

1906/545 STATION STREET BOX HILL VIC 3128	\$635,000	22-Feb-24
604/36 PROSPECT STREET BOX HILL VIC 3128	\$650,000	03-Apr-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 August 2024

**1906/545 STATION STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$635,000Sold Date **22-Feb-24**Distance **0.42km****604/36 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$650,000** ^{UN}Sold Date **03-Apr-24**Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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