

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

1/47 HAMEL 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

\$1,790,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

Other

Suburb

Box Hill South

Period-from

01 Jan 2024

to

31 Dec 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

25 FOWLER STREET BOX HILL SOUTH VIC 3128	\$1,800,000	18-Sep-24
28 CAMPBELL PARADE BOX HILL SOUTH VIC 3128	\$1,800,000	14-Oct-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: 01 January 2025

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**25 FOWLER STREET BOX HILL
SOUTH VIC 3128**

 4  2  2

Sold Price **\$1,800,000** Sold Date **18-Sep-24**

Distance **0.31km**



**28 CAMPBELL PARADE BOX HILL
SOUTH VIC 3128**

 4  3  2

Sold Price ^{RS} **\$1,800,000** Sold Date **14-Oct-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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