

## 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

G09/15 IRVING AVENUE BOX HILL VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2023

to

29 Feb 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

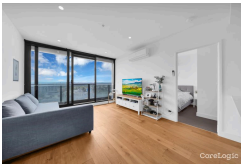
Date of sale

1202/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$580,000	23-Oct-23
1806/3 YOUNG STREET BOX HILL VIC 3128	\$595,000	23-Oct-23
102/692 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$590,000	05-Mar-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: 19 March 2024



**1202/850 WHITEHORSE ROAD  
BOX HILL VIC 3128**

 2  2  1

Sold Price **\$580,000** Sold Date **23-Oct-23**

Distance **0.3km**



**1806/3 YOUNG STREET BOX HILL  
VIC 3128**

 2  2  1

Sold Price **\$595,000** Sold Date **23-Oct-23**

Distance **0.45km**



**102/692 WHITEHORSE ROAD  
MONT ALBERT VIC 3127**

 2  2  1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **05-Mar-24**

Distance **1.31km**

RS = Recent sale      UN = Undisclosed Sale

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