

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

2/5 HIDDLESTON AVENUE 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$996,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jun 2021

to

31 May 2022

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

| | | |
|--|-----------|-----------|
| 36 BOARDMAN CLOSE BOX HILL SOUTH VIC 3128 | \$840,000 | 02-Apr-22 |
| 3/22 CHESTNUT STREET SURREY HILLS VIC 3127 | \$810,000 | 18-Feb-22 |
| 15/7 HAY STREET BOX HILL SOUTH VIC 3128 | \$828,000 | 01-Feb-22 |

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: 20 June 2022


36 BOARDMAN CLOSE BOX HILL SOUTH VIC 3128

Sold Price

\$840,000

Sold Date

02-Apr-22


3



1



2

Distance

0.66km

3/22 CHESTNUT STREET SURREY HILLS VIC 3127

Sold Price

\$810,000

Sold Date

18-Feb-22


2



1



2

Distance

0.77km

15/7 HAY STREET BOX HILL SOUTH VIC 3128

Sold Price

\$828,000

Sold Date

01-Feb-22


3



3



2

Distance

1.22km
RS = Recent sale

UN = Undisclosed Sale

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