

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

107/19 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 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

709/5-7 IRVING AVENUE BOX HILL VIC 3128	\$481,000	05-Aug-23
2610/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$470,000	25-Aug-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: 06 January 2024



709/5-7 IRVING AVENUE BOX HILL VIC 3128

 2  1  1

Sold Price \$481,000 Sold Date 05-Aug-23

Distance **0.16km**



2610/850 WHITEHORSE ROAD BOX HILL VIC 3128

 2  1  1

Sold Price

\$470,000 Sold Date 25-Aug-23

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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