

## 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

34-36 PROSPECT STREET 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

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2023

to

30 Sep 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

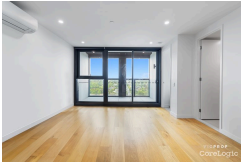
1511/3 YOUNG STREET BOX HILL VIC 3128	\$620,000	27-Jun-24
1516/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$588,000	03-Sep-24
2314/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$598,000	10-May-24

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.~~

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**1511/3 YOUNG STREET BOX HILL  
 VIC 3128**

 2  2  1

Sold Price **\$620,000** Sold Date **27-Jun-24**

Distance **0.05km**



**1516/850 WHITEHORSE ROAD BOX  
 HILL VIC 3128**

 2  2  1

Sold Price <sup>RS</sup> **\$588,000** Sold Date **03-Sep-24**

Distance **0.16km**



**2314/850 WHITEHORSE ROAD  
 BOX HILL VIC 3128**

 2  2  2

Sold Price **\$598,000** Sold Date **10-May-24**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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