

## 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

303/5-7 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

\$660,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2023

to

31 Aug 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

15/142-144 THAMES STREET BOX HILL NORTH VIC 3129	\$680,000	10-Aug-24
7/142-144 THAMES STREET BOX HILL NORTH VIC 3129	\$685,000	09-Aug-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: 02 September 2024

**15/142-144 THAMES STREET BOX  
HILL NORTH VIC 3129**

3 2 1

Sold Price

RS

**\$680,000**Sold Date **10-Aug-24**Distance **0.67km****7/142-144 THAMES STREET BOX  
HILL NORTH VIC 3129**

3 2 1

Sold Price

RS

**\$685,000**Sold Date **09-Aug-24**Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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