

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

7/5 JAMES STREET 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2021

to

28 Feb 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

4/10 JAMES STREET BOX HILL VIC 3128	\$420,000	20-Sep-21
6/25-27 ASHTED ROAD BOX HILL VIC 3128	\$399,000	14-Oct-21
13/18 ASHTED ROAD BOX HILL VIC 3128	\$410,000	28-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: 21 March 2022



4/10 JAMES STREET BOX HILL VIC 3128	Sold Price	\$420,000	Sold Date	20-Sep-21
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 2  1  1

Distance -



6/25-27 ASHTED ROAD BOX HILL VIC 3128	Sold Price	\$399,000	Sold Date	14-Oct-21
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 2  1  1

Distance 0.32km



13/18 ASHTED ROAD BOX HILL VIC 3128 Sold Price ^{RS} \$410,000 Sold Date 28-Feb-22

 2  1  1

Distance 0.24km

RS = Recent sale UN = Undisclosed Sale

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