

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

107/6 JOHN 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

\$126,000

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 Mar 2022

to

28 Feb 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

102/6 JOHN STREET BOX HILL VIC 3128	\$123,000	26-Sep-22
112/490 ELGAR ROAD BOX HILL VIC 3128	\$125,000	07-Feb-23
4/14 SPRING STREET BOX HILL VIC 3128	\$128,000	21-Sep-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: 15 March 2023



102/6 JOHN STREET BOX HILL VIC 3128 Sold Price **\$123,000** Sold Date **26-Sep-22**

1 1 -

Distance **0km**



112/490 ELGAR ROAD BOX HILL VIC 3128 Sold Price **\$125,000** Sold Date **07-Feb-23**

1 1 -

Distance **1.24km**



4/14 SPRING STREET BOX HILL VIC 3128 Sold Price **\$128,000** Sold Date **21-Sep-22**

1 1 -

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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