

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

3/42 BARCELONA 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

\$595,000

&

\$654,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2022

to

31 Dec 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

6/35 VICTORIA STREET BOX HILL VIC 3128	\$625,000	19-Oct-22
3/1091 WHITEHORSE ROAD BOX HILL VIC 3128	\$615,000	18-Aug-22
5/11 SIMPSONS ROAD BOX HILL VIC 3128	\$630,000	13-Aug-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.~~

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**6/35 VICTORIA STREET BOX HILL
VIC 3128**

2 1 1

Sold Price

\$625,000

Sold Date

19-Oct-22

Distance

0.24km



**3/1091 WHITEHORSE ROAD BOX
HILL VIC 3128**

2 1 1

Sold Price

\$615,000

Sold Date

18-Aug-22

Distance

0.37km



**5/11 SIMPSONS ROAD BOX HILL
VIC 3128**

2 1 2

Sold Price

\$630,000

Sold Date

13-Aug-22

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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