

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

305/5-7 IRVING AVENUE 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

\$675,000

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 Aug 2023

to

31 Jul 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: 28 August 2024

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

3 2 1

Sold Price

RS

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

3 2 1

Sold Price

RS

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

RS = Recent sale

UN = Undisclosed Sale

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