

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 CLYDE STREET BOX HILL NORTH VIC 3129

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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2022

to

31 Jan 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

3/21 THAMES STREET BOX HILL VIC 3128	\$661,000	11-Feb-23
6/35 VICTORIA STREET BOX HILL VIC 3128	\$625,000	19-Oct-22
7/6 HOWARD STREET BOX HILL VIC 3128	\$660,000	22-Oct-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: 14 February 2023



**3/21 THAMES STREET BOX HILL
VIC 3128**

2 1 1

Sold Price

^{RS} **\$661,000** Sold Date **11-Feb-23**

Distance **0.63km**



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

2 1 1

Sold Price

\$625,000 Sold Date **19-Oct-22**

Distance **1.44km**



**7/6 HOWARD STREET BOX HILL
VIC 3128**

2 1 2

Sold Price

\$660,000 Sold Date **22-Oct-22**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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