

## 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

4/28 Glenmore Street Box Hill VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$498,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2020

to

30 Sep 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 204/47 Harrow Street Box Hill VIC 3128   | \$530,000 | 13-Aug-21 |
| 901/545 Station Street Box Hill VIC 3128 | \$508,000 | 02-Mar-21 |
|                                          |           |           |

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: 12 October 2021



**204/47 Harrow Street Box Hill VIC 3128**

Sold Price

**\$530,000**

Sold Date

**13-Aug-21**

 2

 2

 1

Distance

**0.11km**



**901/545 Station Street Box Hill VIC 3128**

Sold Price

**\$508,000**

Sold Date

**02-Mar-21**

 2

 2

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Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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