

## 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

5/32 ASHTED ROAD 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

\$500,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2022

to

31 Oct 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

6/30 ASHTED ROAD BOX HILL VIC 3128	\$513,999	07-May-22
3/27 ALBION ROAD BOX HILL VIC 3128	\$470,000	13-Oct-22
18 ASHTED ROAD BOX HILL VIC 3128	\$420,000	14-Jan-23

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: 07 November 2023



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**6/30 ASHTED ROAD BOX HILL VIC 3128** Sold Price **\$513,999** Sold Date **07-May-22**

2 1 1

Distance **0.02km**



**3/27 ALBION ROAD BOX HILL VIC 3128** Sold Price **\$470,000** Sold Date **13-Oct-22**

1 1 1

Distance **0.09km**



**18 ASHTED ROAD BOX HILL VIC 3128** Sold Price **\$420,000** Sold Date **14-Jan-23**

- - 1

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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