

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

1/543 Middleborough Road 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

\$1,130,000

&

\$1,170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2020

to

30 Apr 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

1/12 Karen Street Box Hill North VIC 3129	\$1,185,000	06-Feb-21
2/8 Third Avenue Box Hill North VIC 3129	\$1,138,000	14-Dec-20
5/4 Camelia Street Box Hill VIC 3128	\$1,157,200	17-Apr-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.~~

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1/12 Karen Street Box Hill North VIC 3129 Sold Price **\$1,185,000** Sold Date **06-Feb-21**

 4  3  2

Distance **0.46km**



2/8 Third Avenue Box Hill North VIC 3129 Sold Price **\$1,138,000** Sold Date **14-Dec-20**

 4  3  2

Distance **0.91km**



5/4 Camelia Street Box Hill VIC 3128 Sold Price ^{RS} **\$1,157,200** Sold Date **17-Apr-21**

 3  2  2

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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