

635,000S21 Mar 2022atement 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 801/34-36 Prospect Street, Box Hill (2 Bed 2 Bath 1 Car)

**Indicative selling price**

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

Single price \$667,000

\$ \$

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\$

**Median sale price**

Median price \$645,785

Property type Apartments

Box Hill

Period - From 1 Dec 2021

to

20/06/2022

Source RP Data

**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 six 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 |
|------------------------------------|-----------|--------------|
| 707/17 Arnold Street, Box Hill     | \$601,350 | 8 Mar 2022   |
| 706/15 Irving Avenue, Box Hill     | \$660,000 | 5Jun 2022    |
| 1808/828 Whitehorse Road, Box Hill | \$676,000 | 24 Dec 2021  |

**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 six months.

This Statement of Information was prepared on: 27/06/2022

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