

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

1811/3 YOUNG STREET BOX HILL VIC 3128

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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2022

to

30 Jun 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

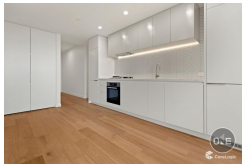
Date of sale

1401/3 YOUNG STREET BOX HILL VIC 3128	\$662,000	25-Jan-23
807/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$660,000	06-Oct-22
707/15 IRVING AVENUE BOX HILL VIC 3128	\$670,000	27-May-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: 31 July 2023



**1401/3 YOUNG STREET BOX HILL
VIC 3128**

Sold Price

\$662,000

Sold Date

25-Jan-23

2

2

1

Distance

0km



**807/828 WHITEHORSE ROAD BOX
HILL VIC 3128**

Sold Price

\$660,000

Sold Date

06-Oct-22

2

2

1

Distance

0.07km



**707/15 IRVING AVENUE BOX HILL
VIC 3128**

Sold Price

^{RS} **\$670,000**

Sold Date

27-May-23

2

2

1

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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