Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/17 Parkside Avenue, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$950,000		&		\$1,045,000					
Median sale price										
Median price	\$835,000	Pro	operty Type	Том	/nhouse		Suburb	Box Hill		
Period - From	19/05/2024	to	18/05/2025		So	ource	Property	/ 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.

Ad	dress of comparable property	Price	Date of sale
1	1/948 Canterbury Rd BOX HILL SOUTH 3128	\$950,000	10/05/2025
2	2/18 Cadorna St BOX HILL SOUTH 3128	\$985,000	05/04/2025
3	7 Inverloch St BOX HILL SOUTH 3128	\$990,000	01/03/2025

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:

19/05/2025 15:32



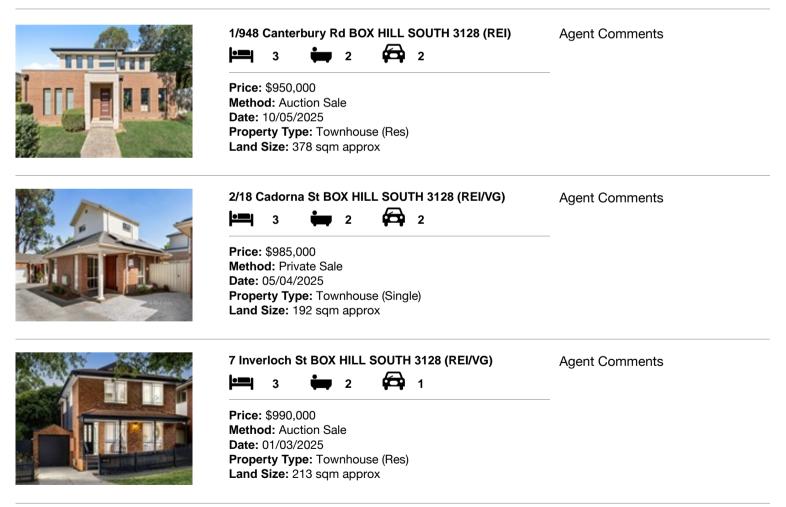






Property Type: Townhouse **Land Size:** 240 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 19/05/2024 - 18/05/2025: \$835,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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