

## 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

PROSPECT STREET 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

\$610,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2022

to

31 Mar 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

505/11 PROSPECT STREET BOX HILL VIC 3128	\$610,653	22-Dec-22
1401/3 YOUNG STREET BOX HILL VIC 3128	\$662,000	25-Jan-23
606/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$639,000	28-Oct-22

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: 19 April 2023



**505/11 PROSPECT STREET BOX  
HILL VIC 3128**

 2  2  1

Sold Price **\$610,653** Sold Date **22-Dec-22**

Distance **0.01km**



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

 2  2  1

Sold Price **\$662,000** Sold Date **25-Jan-23**

Distance **0.24km**



**606/9 ELLINGWORTH PARADE  
BOX HILL VIC 3128**

 2  2  1

Sold Price **\$639,000** Sold Date **28-Oct-22**

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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