

## 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

IRVING AVENUE 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

or range  
between

\$499,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 2024

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

501/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$501,000	08-Apr-24
5/10 ASHTED ROAD BOX HILL VIC 3128	\$500,000	05-Mar-24
7/16 ASHTED ROAD BOX HILL VIC 3128	\$500,000	11-Dec-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: 09 May 2024



## 501/9 ELLINGWORTH PARADE BOX HILL VIC 3128

Sold Price

<sup>RS</sup>

**\$501,000**

Sold Date

**08-Apr-24**

 2  1  1

Distance

**0.57km**



## 5/10 ASHTED ROAD BOX HILL VIC 3128

Sold Price

**\$500,000**

Sold Date

**05-Mar-24**

 2  1  1

Distance

**0.87km**



## 7/16 ASHTED ROAD BOX HILL VIC 3128

Sold Price

Sold Date

**11-Dec-23**

 2  1  -

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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