

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

1/20 PENDLE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Box Hill

Period-from

01 Nov 2022

to

31 Oct 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

1/4 DOWNING STREET BLACKBURN VIC 3130	\$1,372,000	18-Nov-23
27A SPRINGFIELD ROAD BOX HILL NORTH VIC 3129	\$1,372,800	03-Aug-23
1/32 CLYDE STREET BOX HILL NORTH VIC 3129	\$1,340,000	12-Aug-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: 21 November 2023



**1/4 DOWNING STREET
BLACKBURN VIC 3130**

4 3 2

Sold Price ^{RS} **\$1,372,000** Sold Date **18-Nov-23**

Distance **0.87km**



**27A SPRINGFIELD ROAD BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price **\$1,372,800** Sold Date **03-Aug-23**

Distance **1.01km**



**1/32 CLYDE STREET BOX HILL
NORTH VIC 3129**

4 3 2

Sold Price **\$1,340,000** Sold Date **12-Aug-23**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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