

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

1/3 CATHERINE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

04 Oct 2023

to

04 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

1/68 DORKING ROAD BOX HILL VIC 3128	\$750,000	23-Mar-24
4/3 BROUGHAM STREET BOX HILL VIC 3128	\$905,500	24-Feb-24

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: 04 April 2024



**1/68 DORKING ROAD BOX HILL
VIC 3128**

Sold Price

^{RS}

\$750,000

Sold Date

23-Mar-24



2



1



1

Distance

1.3km



**4/3 BROUGHAM STREET BOX HILL
VIC 3128**

Sold Price

^{RS}

\$905,500

Sold Date

24-Feb-24



3



1



2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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