

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

1/38 MARGARET 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Box Hill

Period-from

01 Jul 2022

to

30 Jun 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

2/38 PACKHAM STREET BOX HILL NORTH VIC 3129	\$950,000	25-Feb-23
442A MIDDLEBOROUGH ROAD BLACKBURN VIC 3130	\$1,000,000	07-Jul-23
2/16 LEXTON ROAD BOX HILL NORTH VIC 3129	\$1,048,000	03-Jun-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: 20 July 2023



**2/38 PACKHAM STREET BOX HILL
NORTH VIC 3129**

 3  1  2

Sold Price **\$950,000** Sold Date **25-Feb-23**

Distance **0.87km**



**442A MIDDLEBOROUGH ROAD
BLACKBURN VIC 3130**

 3  1  2

Sold Price ^{RS} **\$1,000,000** Sold Date **07-Jul-23**

Distance **0.38km**



**2/16 LEXTON ROAD BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price ^{RS} **\$1,048,000** Sold Date **03-Jun-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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