

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

1/5 GALT STREET BOX HILL NORTH VIC 3129

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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2023

to

31 Jan 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

2/483 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$880,000	17-Feb-24
5/6 CAMELIA STREET BOX HILL VIC 3128	\$921,000	28-Oct-23
1/7 DOULTON ROAD BLACKBURN VIC 3130	\$920,000	08-Sep-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: 18 February 2024



**2/483 MIDDLEBOROUGH ROAD
BOX HILL NORTH VIC 3129**

3 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

17-Feb-24

Distance

1.6km



**5/6 CAMELIA STREET BOX HILL
VIC 3128**

3 2 2

Sold Price

\$921,000

Sold Date

28-Oct-23

Distance

1.88km



**1/7 DOULTON ROAD BLACKBURN
VIC 3130**

3 1 1

Sold Price

\$920,000

Sold Date

08-Sep-23

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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