

## 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

101/17 ARNOLD STREET 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

\$535,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2023

to

31 Mar 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

703/15 IRVING AVENUE BOX HILL VIC 3128	\$500,000	25-Nov-23
309/5-7 IRVING AVENUE BOX HILL VIC 3128	\$546,000	15-Mar-24
205/17 ARNOLD STREET BOX HILL VIC 3128	\$520,000	31-Jan-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.~~

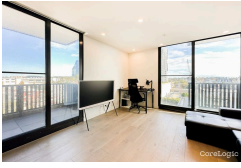
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**703/15 IRVING AVENUE BOX HILL VIC 3128** Sold Price **\$500,000** Sold Date **25-Nov-23**

2 2 1

Distance **0.43km**



**309/5-7 IRVING AVENUE BOX HILL VIC 3128** Sold Price **\$546,000** Sold Date **15-Mar-24**

2 1 1

Distance **0.56km**



**205/17 ARNOLD STREET BOX HILL VIC 3128** Sold Price **\$520,000** Sold Date **31-Jan-24**

2 2 1

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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