

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

101/5-7 IRVING AVENUE 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

\$320,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,800

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2022

to

31 May 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

304/710 STATION STREET BOX HILL VIC 3128	\$338,000	22-Feb-23
104/771 STATION STREET BOX HILL NORTH VIC 3129	\$323,000	02-Feb-23
6/23-25 ALBION ROAD BOX HILL VIC 3128	\$325,000	15-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: 26 June 2023


304/710 STATION STREET BOX HILL VIC 3128
 1  1  1

Sold Price

\$338,000

Sold Date

22-Feb-23

Distance

0.17km
104/771 STATION STREET BOX HILL NORTH VIC 3129
 1  1  1

Sold Price

^{RS}**\$323,000**

Sold Date

02-Feb-23

Distance

0.35km
6/23-25 ALBION ROAD BOX HILL VIC 3128
 1  1  1

Sold Price

^{RS}**\$325,000**

Sold Date

15-Jun-23

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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