

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

102/15 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

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2022

to

30 Sep 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

101/710 STATION STREET BOX HILL VIC 3128	\$340,000	08-Jul-23
16/7-9 ARCHIBALD STREET BOX HILL VIC 3128	\$350,000	20-Jun-23
401/712 STATION STREET BOX HILL VIC 3128	\$356,000	24-Jul-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: 12 October 2023



**101/710 STATION STREET BOX
HILL VIC 3128**

 1  1  1

Sold Price **\$340,000** Sold Date **08-Jul-23**

Distance **0.29km**



**16/7-9 ARCHIBALD STREET BOX
HILL VIC 3128**

 1  1  1

Sold Price ^{RS} **\$350,000** Sold Date **20-Jun-23**

Distance **0.11km**



**401/712 STATION STREET BOX
HILL VIC 3128**

 1  1  1

Sold Price **\$356,000** Sold Date **24-Jul-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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