

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

108/6 JOHN 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

\$140,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

15/5 ARCHIBALD STREET BOX HILL VIC 3128	\$145,000	07-Aug-23
45/5 ARCHIBALD STREET BOX HILL VIC 3128	\$140,000	01-Sep-23
51/5 ARCHIBALD STREET BOX HILL VIC 3128	\$140,000	02-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: 16 May 2024



15/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price

\$145,000 Sold Date **07-Aug-23**

 1  1  -

Distance **0.64km**



45/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price

\$140,000 Sold Date **01-Sep-23**

 1  1  -

Distance **0.63km**



51/5 ARCHIBALD STREET BOX HILL VIC 3128 Sold Price

Sold Date **02-Sep-23**

 1  1  -

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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