

## 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

11/98-100 CARRINGTON ROAD 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

or range  
between

\$570,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

17 Nov 2023

to

17 May 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

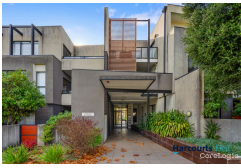
28/41 HARROW STREET BOX HILL VIC 3128	\$610,000	02-May-24
G03/28 GLENMORE STREET BOX HILL VIC 3128	\$625,000	01-Apr-24
1604/12 NELSON ROAD BOX HILL VIC 3128	\$610,000	13-Feb-24

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.~~

This Statement of Information was prepared on: 17 May 2024

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**28/41 HARROW STREET BOX HILL  
VIC 3128**

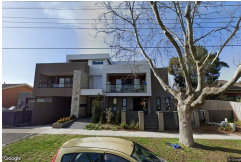
Sold Price

<sup>RS</sup> **\$610,000**

Sold Date **02-May-24**

 2  2  1

Distance **0.86km**



**G03/28 GLENMORE STREET BOX  
HILL VIC 3128**

Sold Price

**\$625,000**

Sold Date **01-Apr-24**

 2  2  -

Distance **0.9km**



**1604/12 NELSON ROAD BOX HILL  
VIC 3128**

Sold Price

**\$610,000**

Sold Date **13-Feb-24**

 2  2  -

Distance **0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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