

## 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

19 DAVID STREET BOX HILL SOUTH 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

\$2,500,000

&

\$2,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Box Hill South

Period-from

01 Jan 2023

to

31 Dec 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

8 CAMPBELL PARADE BOX HILL SOUTH VIC 3128	\$2,402,000	30-Oct-23
3 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$2,438,500	02-Dec-23
8 NASH ROAD BOX HILL SOUTH VIC 3128	\$2,543,000	14-Oct-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: 25 January 2024


**8 CAMPBELL PARADE BOX HILL  
SOUTH VIC 3128**
 5  4  1

 Sold Price **\$2,402,000** Sold Date **30-Oct-23**

 Distance **1.71km**

**3 BEGONIA STREET BOX HILL  
SOUTH VIC 3128**
 5  4  2

 Sold Price <sup>RS</sup> **\$2,438,500** Sold Date **02-Dec-23**

 Distance **1.38km**

**8 NASH ROAD BOX HILL SOUTH  
VIC 3128**
 5  4  2

 Sold Price **\$2,543,000** Sold Date **14-Oct-23**

 Distance **1.56km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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