

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

2/11 BARCELONA 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

or range
between

\$615,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2023

to

31 Jan 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

3/105 ALBION ROAD BOX HILL VIC 3128	\$620,000	23-Nov-23
6/35 VICTORIA STREET BOX HILL VIC 3128	\$625,000	19-Oct-22
2/46 VICTORIA STREET BOX HILL VIC 3128	\$670,000	22-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: 21 February 2024



3/105 ALBION ROAD BOX HILL VIC 3128 Sold Price

\$620,000 Sold Date **23-Nov-23**

 2  1  1

Distance **0.31km**



6/35 VICTORIA STREET BOX HILL VIC 3128 Sold Price

\$625,000 Sold Date **19-Oct-22**

 2  1  1

Distance **0.29km**



2/46 VICTORIA STREET BOX HILL VIC 3128 Sold Price

\$670,000 Sold Date **22-Sep-23**

 2  1  1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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