

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

2/30 ASHTED ROAD 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2022

to

31 Oct 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

1/775-777 STATION STREET BOX HILL NORTH VIC 3129	\$538,000	08-Aug-23
10/99 CARRINGTON ROAD BOX HILL VIC 3128	\$499,000	18-Jun-23
108/21 CAMBRIDGE STREET BOX HILL VIC 3128	\$475,000	31-May-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: 15 November 2023

**1/775-777 STATION STREET BOX
HILL NORTH VIC 3129**

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Sold Price **\$538,000** Sold Date **08-Aug-23**Distance **1.18km****10/99 CARRINGTON ROAD BOX
HILL VIC 3128**

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Sold Price ^{RS} **\$499,000** Sold Date **18-Jun-23**Distance **0.82km****108/21 CAMBRIDGE STREET BOX
HILL VIC 3128**

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Sold Price **\$475,000** Sold Date **31-May-23**Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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