

## 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

2/40 BARKLY STREET 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

\$830,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jun 2023

to

31 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

2/75 TYNE STREET BOX HILL NORTH VIC 3129	\$841,000	10-Feb-24
3/19 LABURNUM STREET BLACKBURN VIC 3130	\$845,000	17-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: 13 June 2024



**2/75 TYNE STREET BOX HILL  
NORTH VIC 3129**

2 1 1

Sold Price

**\$841,000**

Sold Date **10-Feb-24**

Distance **1.89km**



**3/19 LABURNUM STREET  
BLACKBURN VIC 3130**

3 1 1

Sold Price

**\$845,000**

Sold Date **17-Feb-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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