

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

2/744 STATION 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2023

to

30 Jun 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

7/19 CAMBRIDGE STREET BOX HILL VIC 3128	\$690,000	03-Feb-24
12/142-144 THAMES STREET BOX HILL NORTH VIC 3129	\$670,000	20-Mar-24
3/46 ELLINGWORTH PARADE BOX HILL VIC 3128	\$780,000	20-Apr-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: 11 July 2024



**7/19 CAMBRIDGE STREET BOX
HILL VIC 3128**

3 2 2

Sold Price **\$690,000** Sold Date **03-Feb-24**

Distance **0.75km**



**12/142-144 THAMES STREET BOX
HILL NORTH VIC 3129**

3 2 1

Sold Price **\$670,000** Sold Date **20-Mar-24**

Distance **0.76km**



**3/46 ELLINGWORTH PARADE BOX
HILL VIC 3128**

3 2 1

Sold Price ^{RS} **\$780,000** Sold Date **20-Apr-24**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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