

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 CLARKE STREET BOX HILL SOUTH 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

\$1,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Box Hill South

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

1 CHRISTINE STREET BLACKBURN SOUTH VIC 3130	\$1,100,000	09-Sep-23
59 FOCH STREET BOX HILL SOUTH VIC 3128	\$1,100,000	19-Nov-23
2A HILL STREET BOX HILL SOUTH VIC 3128	\$1,200,000	28-Nov-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



1 CHRISTINE STREET BLACKBURN SOUTH VIC 3130

3 1 -

Sold Price

\$1,100,000

Sold Date **09-Sep-23**

Distance **1.62km**



59 FOCH STREET BOX HILL SOUTH VIC 3128

4 2 2

Sold Price

Sold Date **19-Nov-23**

Distance **0.88km**



2A HILL STREET BOX HILL SOUTH VIC 3128

3 1 2

Sold Price

\$1,200,000

Sold Date **28-Nov-23**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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