

## 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

22 COMBARTON 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

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Box Hill

Period-from

01 Apr 2023

to

31 Mar 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

|   |             |           |
|---|-------------|-----------|
| 11 ALEXANDER STREET BOX HILL VIC 3128     | \$1,930,000 | 06-Dec-23 |
| 16A GIBSON STREET BOX HILL SOUTH VIC 3128 | \$1,800,000 | 25-Nov-23 |
| 7A VERONA STREET BOX HILL SOUTH VIC 3128  | \$1,915,000 | 03-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: 17 April 2024



**11 ALEXANDER STREET BOX HILL  
VIC 3128**

3 2 2

Sold Price

**\$1,930,000**

Sold Date **06-Dec-23**

Distance **0.61km**



**16A GIBSON STREET BOX HILL  
SOUTH VIC 3128**

4 3 1

Sold Price

<sup>RS</sup> **\$1,800,000**

Sold Date **25-Nov-23**

Distance **0.94km**



**7A VERONA STREET BOX HILL  
SOUTH VIC 3128**

3 2 2

Sold Price

<sup>RS</sup> **\$1,915,000**

Sold Date **03-Feb-24**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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