

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

306/761 STATION STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2023

to

30 April 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

Address of comparable property	Price	Date of sale
302/19 IRVING AVENUE BOX HILL VIC 3128	\$520,000	18-Mar-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.

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**302/19 IRVING AVENUE BOX HILL
VIC 3128**

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **18-Mar-24**

 2  2  1

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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