

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

34-36 PROSPECT 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

\$614,000

&

\$644,000

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

604/36 PROSPECT STREET BOX HILL VIC 3128	\$650,000	03-Apr-24
1906/545 STATION STREET BOX HILL VIC 3128	\$635,000	22-Feb-24
1008/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$625,000	28-Dec-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: 28 June 2024



604/36 PROSPECT STREET BOX HILL VIC 3128

 2  2  1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **03-Apr-24**

Distance **0km**

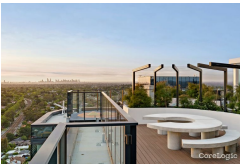


1906/545 STATION STREET BOX HILL VIC 3128

 2  2  1

Sold Price **\$635,000** Sold Date **22-Feb-24**

Distance **0.6km**



1008/828 WHITEHORSE ROAD BOX HILL VIC 3128

 2  2  1

Sold Price **\$625,000** Sold Date **28-Dec-23**

Distance **0.07km**

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

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