

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

38 BARKLY 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

\$2,150,000

&

\$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Box Hill

Period-from

01 Jan 2023

to

31 Dec 2023

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

5 LINUM STREET BLACKBURN VIC 3130	\$2,310,000	18-Nov-23
11 SURREY STREET BOX HILL SOUTH VIC 3128	\$2,306,000	16-Sep-23
25 HOPETOUN PARADE BOX HILL VIC 3128	\$2,150,000	28-Aug-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: 12 January 2024



5 LINUM STREET BLACKBURN VIC 3130

Sold Price

^{RS}

\$2,310,000

Sold Date

18-Nov-23



3



3



2

Distance

1.2km



11 SURREY STREET BOX HILL SOUTH VIC 3128

Sold Price

^{RS}

\$2,306,000

Sold Date

16-Sep-23



4



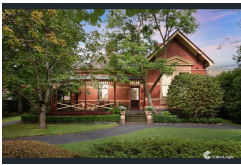
2



2

Distance

1.02km



25 HOPETOUN PARADE BOX HILL VIC 3128

Sold Price

\$2,150,000

Sold Date

28-Aug-23



4



2



2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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