

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

4 EDINBURGH 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

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,397,500

Property type

House

Suburb

Box Hill South

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|---|-------------|-----------|
| 16 SURREY STREET BOX HILL SOUTH VIC 3128 | \$1,410,100 | 28-Oct-23 |
| 63 ELEY ROAD BOX HILL SOUTH VIC 3128 | \$1,400,000 | 14-Aug-23 |
| 14 BROOK CRESCENT BOX HILL SOUTH VIC 3128 | \$1,370,000 | 28-Jun-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: 09 November 2023



16 SURREY STREET BOX HILL SOUTH VIC 3128

4 1 4

Sold Price

^{RS} **\$1,410,100**

Sold Date

28-Oct-23

Distance

0.54km



63 ELEY ROAD BOX HILL SOUTH VIC 3128

4 2 2

Sold Price

^{RS} **\$1,400,000**

Sold Date

14-Aug-23

Distance

1.85km



14 BROOK CRESCENT BOX HILL SOUTH VIC 3128

4 2 1

Sold Price

\$1,370,000

Sold Date

28-Jun-23

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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