

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

401/19 IRVING AVENUE 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

501/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$501,000	08-Apr-24
5/10 ASHTED ROAD BOX HILL VIC 3128	\$500,000	05-Mar-24
7/16 ASHTED ROAD BOX HILL VIC 3128	\$500,000	11-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: 09 May 2024

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**501/9 ELLINGWORTH PARADE
BOX HILL VIC 3128**

Sold Price

^{RS}

\$501,000

Sold Date

08-Apr-24

 2  1  1

Distance

0.57km



**5/10 ASHTED ROAD BOX HILL VIC
3128**

Sold Price

\$500,000

Sold Date

05-Mar-24

 2  1  1

Distance

0.87km



**7/16 ASHTED ROAD BOX HILL VIC
3128**

Sold Price

Sold Date

11-Dec-23

 2  1  -

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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