

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

5/36-38 HAMEL 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$879,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jul 2022

to

30 Jun 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

4 LATROBE STREET BOX HILL SOUTH VIC 3128	\$950,000	04-May-23
2F ARCADIA STREET BOX HILL SOUTH VIC 3128	\$947,000	01-Apr-23
18 STARLING STREET BURWOOD VIC 3125	\$1,012,000	18-Mar-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: 20 July 2023



4 LATROBE STREET BOX HILL SOUTH VIC 3128

 3  2  1

Sold Price

^{RS} **\$950,000**

Sold Date **04-May-23**

Distance **1.31km**



2F ARCADIA STREET BOX HILL SOUTH VIC 3128

 3  2  1

Sold Price

\$947,000

Sold Date **01-Apr-23**

Distance **1.37km**



18 STARLING STREET BURWOOD VIC 3125

 3  2  2

Sold Price

\$1,012,000

Sold Date **18-Mar-23**

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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