

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

704/8 WELLINGTON ROAD 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,700

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2024

to

31 Mar 2025

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

503/11 PROSPECT STREET BOX HILL VIC 3128	\$576,314	29-Nov-24
14/7 JOHN STREET BOX HILL VIC 3128	\$540,000	07-Feb-25

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.

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503/11 PROSPECT STREET BOX HILL VIC 3128

2 1 1

Sold Price

\$576,314 Sold Date **29-Nov-24**

Distance **0.27km**



14/7 JOHN STREET BOX HILL VIC 3128

2 1 1

Sold Price

\$540,000 Sold Date **07-Feb-25**

Distance **0.92km**

RS = Recent sale UN = Undisclosed Sale

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