

## 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

9 BYRON STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Box Hill South

Period-from

01 Jul 2023

to

30 Jun 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

8 NAPLES STREET BOX HILL SOUTH VIC 3128	\$1,345,000	26-Aug-23
6 CHESTNUT STREET SURREY HILLS VIC 3127	\$1,378,888	15-Feb-24
28 GIBSON STREET BOX HILL SOUTH VIC 3128	\$1,126,000	07-Oct-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 July 2024



Eva Ye  
P 0398989000  
M 0433316682  
E eva@mandylee.com.au



**8 NAPLES STREET BOX HILL SOUTH VIC 3128**

3 2 -

Sold Price **\$1,345,000** Sold Date **26-Aug-23**

Distance **0.02km**



**6 CHESTNUT STREET SURREY HILLS VIC 3127**

2 2 3

Sold Price **\$1,378,888** Sold Date **15-Feb-24**

Distance **0.39km**



**28 GIBSON STREET BOX HILL SOUTH VIC 3128**

2 1 1

Sold Price **\$1,126,000** Sold Date **07-Oct-23**

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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