

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

906/17 ARNOLD STREET 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

\$488,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Apr 2023

to

31 Mar 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

1709/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$490,000	22-Feb-24
203/766 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$510,000	04-Apr-24
3/11 YONGA ROAD BALWYN VIC 3103	\$510,000	13-Feb-24

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: 24 April 2024



**1709/828 WHITEHORSE ROAD
BOX HILL VIC 3128**

1 1 -

Sold Price **\$490,000** Sold Date **22-Feb-24**

Distance **0.37km**



**203/766 WHITEHORSE ROAD
MONT ALBERT VIC 3127**

1 1 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **04-Apr-24**

Distance **0.56km**



**3/11 YONGA ROAD BALWYN VIC
3103**

1 1 -

Sold Price **\$510,000** Sold Date **13-Feb-24**

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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