

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

2101/11 PROSPECT 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

or range
between

\$680,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$518,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Dec 2023

to

30 Nov 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

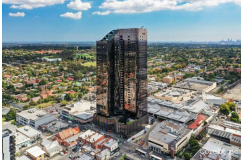
Date of sale

2112/545 STATION STREET BOX HILL VIC 3128	\$657,000	09-Oct-24
2704/545 STATION STREET BOX HILL VIC 3128	\$640,500	02-Nov-24
11/781 WHITEHORSE ROAD MONT ALBERT VIC 3127	\$660,000	09-Jul-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: 16 December 2024



**2112/545 STATION STREET BOX
HILL VIC 3128**

 2  2  1

Sold Price

\$657,000

Sold Date **09-Oct-24**

Distance **0.39km**



**2704/545 STATION STREET BOX
HILL VIC 3128**

 2  2  1

Sold Price

^{RS} **\$640,500** ^{UN}

Sold Date **02-Nov-24**

Distance **0.39km**



**11/781 WHITEHORSE ROAD MONT
ALBERT VIC 3127**

 2  1  1

Sold Price

\$660,000

Sold Date **09-Jul-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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