

## 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

1/17 Parkside Avenue Box Hill 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/4 Rose Street Box Hill VIC 3128	\$957,000	14-Sep-19
3/7 Court Street Box Hill VIC 3128	\$937,000	29-Jul-19
1B Cherryhinton Street Box Hill VIC 3128	\$975,000	20-Jul-19

**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: 23 September 2019



1/4 Rose Street Box Hill VIC 3128

Sold Price

<sup>RS</sup>

**\$957,000**

Sold Date

**14-Sep-19**

3 2 2

Distance

**0.94km**



3/7 Court Street Box Hill VIC 3128

Sold Price

**\$937,000**

Sold Date

**29-Jul-19**

3 2 1

Distance

**1.23km**



1B Cherryhinton Street Box Hill VIC 3128

Sold Price

**\$975,000**

Sold Date

**20-Jul-19**

3 2 1

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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