

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

4/55 BANK 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

\$699,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,800

Property type

Unit

Suburb

Box Hill

Period-from

01 Jul 2022

to

30 Jun 2023

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

14/28-36 JAMES STREET BOX HILL VIC 3128	\$675,000	23-May-23
5/49 VICTORIA STREET BOX HILL VIC 3128	\$710,000	04-May-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: 14 July 2023

**14/28-36 JAMES STREET BOX HILL
VIC 3128**

Sold Price

RS

\$675,000

Sold Date

23-May-23

Distance

0.93km**5/49 VICTORIA STREET BOX HILL
VIC 3128**

Sold Price

\$710,000

Sold Date

04-May-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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