

## 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

1702/34-36 PROSPECT STREET 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

\$620,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2023

to

30 Apr 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

604/36 PROSPECT STREET BOX HILL VIC 3128	\$650,000	03-Apr-24
1008/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$625,000	28-Dec-23
1003/17 ARNOLD STREET BOX HILL VIC 3128	\$780,000	22-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: 16 May 2024



**604/36 PROSPECT STREET BOX HILL VIC 3128**

2 2 1

Sold Price <sup>RS</sup> **\$650,000** <sup>UN</sup> Sold Date **03-Apr-24**

Distance **0.01km**



**1008/828 WHITEHORSE ROAD BOX HILL VIC 3128**

2 2 1

Sold Price **\$625,000** Sold Date **28-Dec-23**

Distance **0.06km**



**1003/17 ARNOLD STREET BOX HILL VIC 3128**

2 2 1

Sold Price **\$780,000** Sold Date **22-Feb-24**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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