

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

206/19 Irving Avenue 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

\$475,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2018

to

30 Sep 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

102/2 Elland Avenue Box Hill VIC 3128	\$555,000	17-Apr-19
1420/850 Whitehorse Road Box Hill VIC 3128	\$468,000	18-Aug-19
803/710 Station Street Box Hill VIC 3128	\$500,000	27-May-19

OR

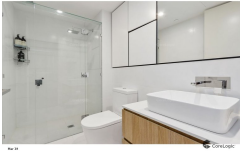
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 October 2019

Mia Li

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**102/2 Elland Avenue Box Hill VIC 3128**

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Sold Price

\$555,000

Sold Date

17-Apr-19

Distance

0.2km**1420/850 Whitehorse Road Box Hill VIC 3128**

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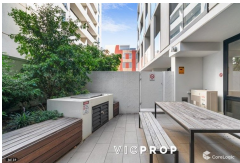
Sold Price

\$468,000

Sold Date

18-Aug-19

Distance

0.28km**803/710 Station Street Box Hill VIC 3128**

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Sold Price

\$500,000

Sold Date

27-May-19

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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