

## 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

10 CHERRYTREE LANE BOX HILL SOUTH 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

\$860,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/5 HASTINGS AVENUE BLACKBURN SOUTH VIC 3130	\$1,060,000	04-Apr-22
2/2 ASQUITH STREET BOX HILL SOUTH VIC 3128	\$1,069,999	02-Apr-22
5/24-26 RENOWN STREET BURWOOD VIC 3125	\$1,060,000	10-May-22

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 August 2022


**1/5 HASTINGS AVENUE  
BLACKBURN SOUTH VIC 3130**

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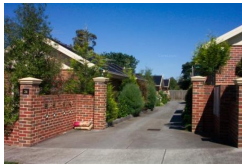
 Sold Price **\$1,060,000** Sold Date **04-Apr-22**

 Distance **0.46km**

**2/2 ASQUITH STREET BOX HILL  
SOUTH VIC 3128**

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 Sold Price **\$1,069,999** Sold Date **02-Apr-22**

 Distance **1.21km**

**5/24-26 RENOWN STREET  
BURWOOD VIC 3125**

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 Sold Price **\$1,060,000** Sold Date **10-May-22**

 Distance **1.33km**

**8 KINGSWOOD RISE BOX HILL  
SOUTH VIC 3128**

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 Sold Price **\$1,028,000** Sold Date **26-Feb-22**

 Distance **1.45km**

**2/16 TILLER STREET BURWOOD  
EAST VIC 3151**

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 Sold Price **\$988,888** Sold Date **16-Mar-22**

 Distance **1.52km**

**2/24 BENNETT STREET BURWOOD  
VIC 3125**

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 Sold Price **\$1,191,888** Sold Date **12-Jun-22**

 Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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**1 MELALEUCA WAY BOX HILL  
SOUTH VIC 3128**

 3  2  2

Sold Price **\$960,000** Sold Date **05-Mar-22**

Distance **1.54km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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