

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

1305/11 PROSPECT 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

\$641,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 May 2022

to

30 Apr 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

405/11 PROSPECT STREET BOX HILL VIC 3128	\$685,353	12-Dec-22
409/11 PROSPECT STREET BOX HILL VIC 3128	\$634,918	12-Apr-23
505/11 PROSPECT STREET BOX HILL VIC 3128	\$610,653	22-Dec-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: 30 May 2023



**405/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$685,353

Sold Date **12-Dec-22**

Distance **0km**



**409/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

^{RS} **\$634,918**

Sold Date **12-Apr-23**

Distance **0km**



**505/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$610,653

Sold Date **22-Dec-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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