

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

1606/9-11 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Nov 2022

to

31 Oct 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

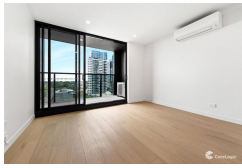
Date of sale

1007/11 PROSPECT STREET BOX HILL VIC 3128	\$622,889	05-Oct-23
409/11 PROSPECT STREET BOX HILL VIC 3128	\$634,918	12-Apr-23
406/11 PROSPECT STREET BOX HILL VIC 3128	\$662,174	28-Feb-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: 29 November 2023



**1007/11 PROSPECT STREET BOX
HILL VIC 3128**

2 2 1

Sold Price

\$622,889

Sold Date **05-Oct-23**

Distance **0km**



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

2 2 1

Sold Price

\$634,918

Sold Date **12-Apr-23**

Distance **0.01km**



**406/11 PROSPECT STREET BOX
HILL VIC 3128**

2 - -

Sold Price

\$662,174

Sold Date **28-Feb-23**

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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