

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

4/2 SIMPSONS ROAD 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

09 Feb 2024

to

09 Aug 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

1/21 THAMES STREET BOX HILL VIC 3128	\$663,000	11-May-24
7/30 BARKLY STREET BOX HILL VIC 3128	\$673,000	23-Apr-24
4/33 VICTORIA STREET BOX HILL VIC 3128	\$695,000	25-May-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: 09 August 2024

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1/21 THAMES STREET BOX HILL VIC 3128

Sold Price **\$663,000** Sold Date **11-May-24**

 2  1  1

Distance **0.62km**



7/30 BARKLY STREET BOX HILL VIC 3128

Sold Price **\$673,000** Sold Date **23-Apr-24**

 2  1  1

Distance **1.01km**



4/33 VICTORIA STREET BOX HILL VIC 3128

Sold Price **\$695,000** Sold Date **25-May-24**

 2  1  1

Distance **0.58km**

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

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