

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

PD09/5-7 Irving Avenue, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$380,000

&

\$415,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Box Hill

Period - From

01/01/2024

to

31/03/2024

Source

REIV

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 six 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	203/761 Station St BOX HILL NORTH 3129	\$400,000	06/05/2024
2	19/56-60 Bishop St BOX HILL 3128	\$385,000	29/02/2024
3	7/5 James St BOX HILL 3128	\$382,000	06/03/2024

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 six months.~~

This Statement of Information was prepared on:

04/06/2024 09:27



Property Type:

Agent Comments

Comparable Properties

203/761 Station St BOX HILL NORTH 3129 (VG) Agent Comments



Price: \$400,000

Method: Sale

Date: 06/05/2024

Property Type: Subdivided Flat - Single OYO Flat



19/56-60 Bishop St BOX HILL 3128 (REI) Agent Comments



Price: \$385,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment



7/5 James St BOX HILL 3128 (VG) Agent Comments



Price: \$382,000

Method: Sale

Date: 06/03/2024

Property Type: Strata Unit/Flat

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