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	5/32 ASHTED 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Box Hill
Period-from	01 Mar 2023	to	29 Feb 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
2/30 ASHTED ROAD BOX HILL VIC 3128	$485,000	09-Dec-23
9/23-25 ALBION ROAD BOX HILL VIC 3128	$445,000	22-Feb-24
2/7 JOHN STREET BOX HILL VIC 3128	$442,000	14-Mar-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: 21 March 2024

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2/30 ASHTED ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$485,000** Sold Date **09-Dec-23**

Distance **0.02km**



9/23-25 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price RS **$445,000** UN Sold Date **22-Feb-24**

Distance **0.11km**

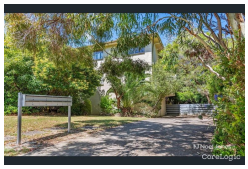


2/7 JOHN STREET BOX HILL VIC 3128

2 1 1

Sold Price RS **$442,000** UN Sold Date **14-Mar-24**

Distance **0.18km**



4/36 ALBION ROAD BOX HILL VIC 3128

2 1 1

Sold Price **$420,000** Sold Date **11-Apr-23**

Distance **0.17km**



11/41 HARROW STREET BOX HILL VIC 3128

2 1 1

Sold Price **$443,000** Sold Date **29-Jun-23**

Distance **0.26km**

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

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