

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

503/15 IRVING AVENUE 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2023

to

31 Jul 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

406/9 ELLINGWORTH PARADE BOX HILL VIC 3128	\$540,000	01-Aug-24
502/8 WELLINGTON ROAD BOX HILL VIC 3128	\$547,000	16-Apr-24
1717/850 WHITEHORSE ROAD BOX HILL VIC 3128	\$550,000	20-Apr-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: 19 August 2024

Jerry Cheng

P 0398991999

M 0450813833

E jerry.cheng@raywhite.com



**406/9 ELLINGWORTH PARADE
BOX HILL VIC 3128**

2 2 1

Sold Price

^{RS}

\$540,000

Sold Date

01-Aug-24

Distance

0.56km



**502/8 WELLINGTON ROAD BOX
HILL VIC 3128**

2 2 1

Sold Price

\$547,000

Sold Date

16-Apr-24

Distance

0.35km



**1717/850 WHITEHORSE ROAD BOX
HILL VIC 3128**

2 2 1

Sold Price

\$550,000

Sold Date

20-Apr-24

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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