

## 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

7/5 JAMES STREET BOX HILL VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2022

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 9/29-31 HOWARD STREET BOX HILL VIC 3128 | -         | 19-Sep-23 |
| 10/99 CARRINGTON ROAD BOX HILL VIC 3128 | \$499,000 | 18-Jun-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: 16 October 2023


**9/29-31 HOWARD STREET BOX  
HILL VIC 3128**
 2    1    1

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **19-Sep-23**

Distance **0.2km**

**10/99 CARRINGTON ROAD BOX  
HILL VIC 3128**
 2    1    1

Sold Price

<sup>RS</sup> **\$499,000**

Sold Date **18-Jun-23**

Distance **0.61km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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