

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

101/17 ARNOLD STREET 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Feb 2024

to

31 Jan 2025

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

708/12 NELSON ROAD BOX HILL VIC 3128	\$474,000	16-Aug-23
501/19 IRVING AVENUE BOX HILL VIC 3128	\$495,000	22-Sep-24
2004/11 PROSPECT STREET BOX HILL VIC 3128	\$508,959	07-Mar-24

OR

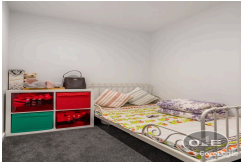
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 February 2025

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**708/12 NELSON ROAD BOX HILL
VIC 3128**

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Sold Price

\$474,000

Sold Date

16-Aug-23

Distance

0.34km**501/19 IRVING AVENUE BOX HILL
VIC 3128**

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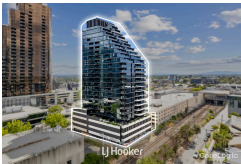
Sold Price

\$495,000

Sold Date

22-Sep-24

Distance

0.41km**2004/11 PROSPECT STREET BOX
HILL VIC 3128**

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Sold Price

\$508,959

Sold Date

07-Mar-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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