

## 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

3/7 Glenmore Street Box Hill VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Mar 2020

to

28 Feb 2021

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

12/9-13 Ashted Road Box Hill VIC 3128	\$450,000	05-Dec-20
7/43-45 Kent Road Box Hill VIC 3128	\$523,000	20-Mar-21
18/1072 Whitehorse Road Box Hill VIC 3128	\$450,000	02-Jan-21

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: 31 March 2021



**12/9-13 Ashted Road Box Hill VIC 3128**

 2  1  1

Sold Price

**\$450,000**

Sold Date **05-Dec-20**

Distance **0.2km**



**7/43-45 Kent Road Box Hill VIC 3128**

 2  1  1

Sold Price

<sup>RS</sup> **\$523,000**

Sold Date **20-Mar-21**

Distance **0.63km**



**18/1072 Whitehorse Road Box Hill VIC 3128**

 2  1  1

Sold Price

**\$450,000**

Sold Date **02-Jan-21**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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