

## 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

204/10 BRUCE 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

\$489,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Oct 2023

to

30 Sep 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

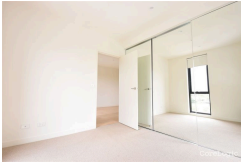
Date of sale

401/19 IRVING AVENUE BOX HILL VIC 3128	\$490,000	19-Jun-24
302/19 IRVING AVENUE BOX HILL VIC 3128	\$520,000	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: 16 October 2024



**401/19 IRVING AVENUE BOX HILL  
VIC 3128**

Sold Price

**\$490,000**

Sold Date

**19-Jun-24**

 2  1  1

Distance

**0.12km**



**302/19 IRVING AVENUE BOX HILL  
VIC 3128**

Sold Price

**\$520,000**

Sold Date

**14-Mar-24**

 2  2  1

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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