

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Unit offered for sale 41 Shannon Street, BOX HILL NORTH 3129

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Townhouse 4	Range <b>\$955,000 - \$1,050,000</b>
Townhouse 1 & 5	Range <b>\$1,050,000 - \$1,100,000</b>
Townhouse 3	Range <b>\$1,100,000 - \$1,200,000</b>

## Suburb unit median sale price

Median **Unit** for **BOXHILL NORTH** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

# \$830,000

## Comparable property sales

These are the three units sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

### Townhouse 4

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 six months

### Townhouse 1 & 5

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 six months

### Townhouse 3

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 six months

Unit



4 beds



2 baths



2 parking

archsign

## Ray White Preston

363 High Street,  
Preston VIC 3072

## Contact agents



George Gimelli  
Ray White

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This Statement of Information was prepared on 12th Dec 2019

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

