

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

20 Ovens Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$1,333,000

Property Type

House

Suburb

Box Hill North

Period - From

01/07/2023

to

30/09/2023

Source

REIV

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 six 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
1	38 Shannon St BOX HILL NORTH 3129	\$1,965,000	23/05/2023
2	33 Tyne St BOX HILL NORTH 3129	\$1,830,000	19/08/2023
3	48 Mersey St BOX HILL NORTH 3129	\$1,630,000	05/08/2023

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 six months.~~

This Statement of Information was prepared on:

24/10/2023 15:00



 3  1  2

Property Type: House
Land Size: 989 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,750,000
Median House Price
 September quarter 2023: \$1,333,000

Comparable Properties



38 Shannon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,965,000
Method: Private Sale
Date: 23/05/2023
Property Type: House
Land Size: 1011 sqm approx



33 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  3

Price: \$1,830,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 974 sqm approx



48 Mersey St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,630,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 751 sqm approx

Account - Barry Plant | P: 03 9842 8888