

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

9 Bell Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$908,000

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2022

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	25 Mersey St BOX HILL NORTH 3129	\$1,120,000	07/10/2023
2	18 Kerrimuir St BOX HILL NORTH 3129	\$991,000	27/05/2023
3	3/2 Leach Av BOX HILL NORTH 3129	\$908,000	09/08/2023

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:

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9 Bell Street, Box Hill North

Additional information

Council Rates: \$1655.60 p/a (approx.)
 Building size: 132sqm approx.
 Landsize: 347m2 (approx.)
 2 x toilets
 Gas hot water system
 Split system air-conditioning
 Gas ducted heating
 Ceiling fans x 2
 Updated kitchen
 Gas cooktop
 Westinghouse oven
 Semi ensuite bathroom
 Large laundry with storage
 Paved outdoor alfresco area with water feature
 Single lock up garage

Rental Estimate

\$480 - \$530 per week

Close proximity to

- Schools** Box Hill North Primary School (zoned) - 700m
 Kerrimuir Primary School - 950m
 Koonung High School (zoned) - 2.1km
 Blackburn High School - 2.7km
- Shops** Box Hill Central, Whitehorse Rd, Box Hill - 1.9km
 Westfield Doncaster, Doncaster Rd, Doncaster - 2.0km
 Blackburn Square, Springfield Rd, Blackburn - 2.8km
- Parks** Tassells Park, Box Hill North - 300m
 Memorial Park Playground - 500m
 Koonung Creek Trail & Box Hill North tennis club - 900m
 Box Hill Gardens - 1.4km
- Transport** Box Hill Train Station (2.0km)
 Bus 207 City - Doncaster via Kew Junction
 Bus 903 Mordialloc - Altona
 Eastern Freeway
- Terms** 30/60 days or any other such terms that have been agreed to in writing
- Chattels** All fixed floor coverings and fixed light fittings as inspected



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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