

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 39 Werder Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$880,000 & \$965,000

Median sale price

Median price \$897,500 Property Type Unit Suburb Box Hill North

Period - From 01/10/2019 to 30/09/2020 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	1 Papagee La BOX HILL NORTH 3129	\$930,000	18/06/2020
2	67 Margaret St BOX HILL NORTH 3129	\$900,000	05/05/2020
3	2/12 Aspinall Rd BOX HILL NORTH 3129	\$860,000	03/10/2020

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: 15/10/2020 12:08



3 2 2

Property Type: Strata Unit/Flat

Land Size: 281 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$965,000

Median Unit Price

Year ending September 2020: \$897,500

Comparable Properties



1 Papagee La BOX HILL NORTH 3129 (REI/VG) Agent Comments

3 2 2

Price: \$930,000

Method: Private Sale

Date: 18/06/2020

Rooms: 7

Property Type: Unit



67 Margaret St BOX HILL NORTH 3129
(REI/VG) Agent Comments

3 1 2

Price: \$900,000

Method: Private Sale

Date: 05/05/2020

Rooms: 5

Property Type: Apartment



2/12 Aspinall Rd BOX HILL NORTH 3129 (REI) Agent Comments

3 2 2

Price: \$860,000

Method: Auction Sale

Date: 03/10/2020

Property Type: Unit

Land Size: 401 sqm approx