

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

2/8 Karen Street Box Hill North VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,174,000

Property type

Other

Suburb

Box Hill North

Period-from

01 Feb 2019

to

31 Jan 2020

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

1 Cameron Road Box Hill North VIC 3129	\$1,170,000	28-Sep-19
2/15 Whitehorse Road Blackburn VIC 3130	\$1,145,000	08-Feb-20
9A St Clems Road Doncaster East VIC 3109	\$1,190,800	02-Nov-19

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: 26 February 2020



1 Cameron Road Box Hill North VIC 3129

Sold Price

\$1,170,000

Sold Date

28-Sep-19



3



2



2

Distance

0.73km



2/15 Whitehorse Road Blackburn VIC 3130

Sold Price

^{RS}

\$1,145,000

Sold Date

08-Feb-20



4



2



2

Distance

1.65km



9A St Clems Road Doncaster East VIC 3109

Sold Price

^{RS}

\$1,190,800

Sold Date

02-Nov-19



3



2



2

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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