

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

10 Wimmera Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$1,152,500

Property Type House

Suburb Box Hill North

Period - From 04/11/2018

to 03/11/2019

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	2/836 Station St BOX HILL NORTH 3129	\$891,000	31/08/2019
2	2a Essex St BOX HILL NORTH 3129	\$882,500	22/06/2019
3	1/37 Shannon St BOX HILL NORTH 3129	\$840,800	05/10/2019

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:

04/11/2019 09:41

10 Wimmera Street, Box Hill North Vic 3129



Adrian Nyariri

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Indicative Selling Price

\$820,000 - \$880,000

Median House Price

04/11/2018 - 03/11/2019: \$1,152,500



3 1 2

Property Type: House

Land Size: 395 sqm approx

Agent Comments

Comparable Properties



2/836 Station St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$891,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Unit

Land Size: 289 sqm approx



2a Essex St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 2

Price: \$882,500

Method: Auction Sale

Date: 22/06/2019

Property Type: Unit

Land Size: 300 sqm approx



1/37 Shannon St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$840,800

Method: Auction Sale

Date: 05/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 371 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.