

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

11 Wattle Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Box Hill North

Period - From 01/01/2021

to 31/03/2021

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	28 Collins St BOX HILL 3128	\$1,570,000	26/01/2021
2	75 Harrison St BOX HILL NORTH 3129	\$1,550,000	17/02/2021
3	1/63 Box Hill Cr MONT ALBERT NORTH 3129	\$1,510,000	04/05/2021

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:

19/05/2021 09:18



 4  2  2

Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
March quarter 2021: \$1,300,000

Comparable Properties



28 Collins St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,570,000
Method: Sold Before Auction
Date: 26/01/2021
Property Type: House (Res)
Land Size: 539 sqm approx



75 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  1

Price: \$1,550,000
Method: Sold Before Auction
Date: 17/02/2021
Property Type: House (Res)
Land Size: 630 sqm approx



1/63 Box Hill Cr MONT ALBERT NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000
Method: Private Sale
Date: 04/05/2021
Property Type: House