# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$1,510,000

## Property offered for sale

Address	11 Wattle Street, Box Hill North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,300,000	Pro	perty 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)

1/63 Box Hill Cr MONT ALBERT NORTH 3129

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.

Add	ress 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	

#### OR

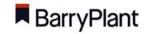
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B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/05/2021 09:18



04/05/2021







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)





Price: \$1,570,000

Method: Sold Before Auction

Date: 26/01/2021

Property Type: House (Res) Land Size: 539 sqm approx

**Agent Comments** 



75 Harrison St BOX HILL NORTH 3129 (REI)





Price: \$1,550,000

Method: Sold Before Auction

Date: 17/02/2021

Property Type: House (Res) Land Size: 630 sqm approx

Agent Comments



1/63 Box Hill Cr MONT ALBERT NORTH 3129

(REI)

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

Account - Barry Plant | P: 03 9842 8888



