

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

1/29 Peter Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$875,000

&

\$962,500

Median sale price

Median price \$1,279,000

Property Type House

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	2/8 Loddon St BOX HILL NORTH 3129	\$945,000	28/11/2020
2	3/56 Tyne St BOX HILL NORTH 3129	\$915,000	15/12/2020
3	2/4 Loddon St BOX HILL NORTH 3129	\$895,000	31/10/2020

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:

13/01/2021 11:26



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/8 Loddon St BOX HILL NORTH 3129 (REI)

Agent Comments

 4  2  2

Price: \$945,000

Method: Sold Before Auction

Date: 28/11/2020

Property Type: Townhouse (Res)

Land Size: 173 sqm approx



3/56 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  2

Price: \$915,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)



2/4 Loddon St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

 3  3  2

Price: \$895,000

Method: Auction Sale

Date: 31/10/2020

Property Type: Townhouse (Res)