

# 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

4 Birkby Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&

\$1,738,000

### 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	5 Mersey St BOX HILL NORTH 3129	\$1,780,000	26/05/2020
2	10 Vivianne Av MONT ALBERT NORTH 3129	\$1,650,000	16/05/2020
3	11 Jising Ct DONCASTER EAST 3109	\$1,610,000	29/07/2020

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:

26/10/2020 11:46



**Property Type:** House  
**Land Size:** 607 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,580,000 - \$1,738,000  
**Median House Price**  
Year ending September 2020: \$1,279,000

## Comparable Properties



**5 Mersey St BOX HILL NORTH 3129 (REI/VG)** **Agent Comments**



**Price:** \$1,780,000  
**Method:** Private Sale  
**Date:** 26/05/2020  
**Property Type:** House  
**Land Size:** 724 sqm approx



**10 Vivianne Av MONT ALBERT NORTH 3129 (REI/VG)** **Agent Comments**



**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 16/05/2020  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**11 Jising Ct DONCASTER EAST 3109 (REI/VG)** **Agent Comments**



**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 29/07/2020  
**Property Type:** House (Res)  
**Land Size:** 469 sqm approx