## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/15 Twyford Street, Box Hill North Vic 3129

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$860,000		&		\$945,000			
Median sale pi	rice							
Median price	\$787,500	Pro	operty Type	Unit			Suburb	Box Hill North
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/15 Twyford St BOX HILL NORTH 3129	\$985,000	31/01/2023
2	2/12 Aspinall Rd BOX HILL NORTH 3129	\$1,020,000	03/12/2022
3	1/46 Karen St BOX HILL NORTH 3129	\$820,000	20/01/2023

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:

06/02/2023 12:53









Property Type: Unit Land Size: 220 sqm approx Agent Comments Indicative Selling Price \$860,000 - \$945,000 Median Unit Price December quarter 2022: \$787,500

# **Comparable Properties**

1/15 Twyford St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$985,000 Method: Date: 31/01/2023 Property Type: Unit



2/12 Aspinall Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,020,000 Method: Auction Sale Date: 03/12/2022 Property Type: Unit Land Size: 400 sqm approx



1/46 Karen St BOX HILL NORTH 3129 (REI)



Price: \$820,000 Method: Auction Sale Date: 20/01/2023 Property Type: Unit Land Size: 350 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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Agent Comments