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