

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

2/15 Twyford Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$860,000 & \$945,000

Median sale price

Median price \$787,500

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2022

to 31/12/2022

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	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



 3  1  2

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**

 3  2  2

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



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

 3  2  2

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) **Agent Comments**

 3  1  1

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