

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

27 Boxleigh Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$1,364,500 Property Type House Suburb Box Hill North

Period - From 01/04/2023 to 30/06/2023 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 Alberta Av BOX HILL NORTH 3129	\$1,325,000	29/07/2023
2	12 Olympiad Cr BOX HILL NORTH 3129	\$1,310,000	27/05/2023
3	12 Trawool St BOX HILL NORTH 3129	\$1,306,000	26/08/2023

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:

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Lily Zhang

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

June quarter 2023: \$1,364,500



4 bedrooms 1 bathroom 2 cars

Property Type: House (Res)

Land Size: 633 sqm approx

Agent Comments

Comparable Properties



1 Alberta Av BOX HILL NORTH 3129 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,325,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 676 sqm approx



12 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments

4 bedrooms 1 bathroom 2 cars

Price: \$1,310,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)



12 Trawool St BOX HILL NORTH 3129 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$1,306,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 597 sqm approx