Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 1/3 Ovens Street, Box Hill North Vic 3129 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$680,000 | & | \$740,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$733,000 | Pro | perty Type | Unit | | Suburb | Box Hill North |
|---------------|------------|-----|------------|------|--------|--------|----------------|
| Period - From | 20/05/2023 | to | 19/05/2024 | | 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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 3/18 Severn St BOX HILL NORTH 3129 | \$691,000 | 20/04/2024 |
| 2 | 1/21 Thames St BOX HILL 3128 | \$663,000 | 11/05/2024 |
| 3 | 3/28 Simpsons Rd BOX HILL 3128 | \$662,500 | 16/02/2024 |

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: | 20/05/2024 16:50 |
|--|------------------|



Date of sale





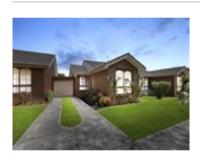


Property Type: Unit Land Size: 246 sqm approx

Agent Comments

Indicative Selling Price \$680,000 - \$740,000 **Median Unit Price** 20/05/2023 - 19/05/2024: \$733,000

Comparable Properties



3/18 Severn St BOX HILL NORTH 3129 (REI)

Price: \$691,000 Method: Auction Sale Date: 20/04/2024 Property Type: Unit Land Size: 145 sqm approx **Agent Comments**



1/21 Thames St BOX HILL 3128 (REI)

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Price: \$663,000 Method: Auction Sale Date: 11/05/2024 Property Type: Unit

Agent Comments



3/28 Simpsons Rd BOX HILL 3128 (REI/VG)

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Price: \$662.500

Method: Sold Before Auction

Date: 16/02/2024

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



