

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 Kildo Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,301,000

Property Type House

Suburb Box Hill North

Period - From 01/10/2020

to 30/09/2021

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	621 Middleborough Rd BOX HILL NORTH 3129	\$1,180,000	16/07/2021
2	85 Heathfield Rise BOX HILL NORTH 3129	\$1,115,000	11/09/2021
3			

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:

19/11/2021 17:47



 3  1  1

Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending September 2021: \$1,301,000

Comparable Properties



621 Middleborough Rd BOX HILL NORTH 3129 **Agent Comments**
(VG)

 3  -  -

Price: \$1,180,000

Method: Sale

Date: 16/07/2021

Property Type: House (Res)

Land Size: 602 sqm approx



85 Heathfield Rise BOX HILL NORTH 3129 **Agent Comments**
(REI/VG)

 4  2  2

Price: \$1,115,000

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)

Land Size: 622 sqm approx

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.