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

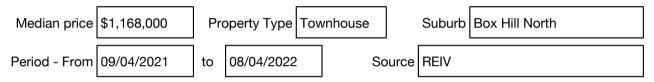
1/8 Third Avenue, Box Hill North Vic 3129

Indicative selling price

		, ,	
For the meaning of this	nrica saa consiimar vi	c dov au/undera	Inutina
For the meaning of this		o.gov.au/unaciq	uoung

Single price \$ 1,245,000

Median sale price



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	2/4 Vicki Ct DONCASTER EAST 3109	\$1,250,000	13/12/2021
2	4/5 Eva Cr BOX HILL NORTH 3129	\$1,235,000	20/11/2021
3	2/5 Eva Cr BOX HILL NORTH 3129	\$1,220,000	18/12/2021

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:

13/04/2022 10:09









Property Type: Townhouse **Land Size:** 268 sqm approx Agent Comments Indicative Selling Price \$1,245,000 Median Townhouse Price 09/04/2021 - 08/04/2022: \$1,168,000

Comparable Properties



2/4 Vicki Ct DONCASTER EAST 3109 (REI/VG) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 13/12/2021 Property Type: Townhouse (Single)



4/5 Eva Cr BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,235,000 Method: Auction Sale Date: 20/11/2021 Property Type: Townhouse (Res) Land Size: 382 sqm approx



2/5 Eva Cr BOX HILL NORTH 3129 (REI)



Agent Comments

Price: \$1,220,000 Method: Auction Sale Date: 18/12/2021 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.