

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 price see consumer.vic.gov.au/underquoting

Single price

\$ 1,245,000

Median sale price

Median price

\$1,168,000

Property Type

Townhouse

Suburb

Box Hill North

Period - From

09/04/2021

to

08/04/2022

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	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



 4  3  2

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**

 4  3  2

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**

 4  3  2

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**

 4  3  2

Price: \$1,220,000

Method: Auction Sale

Date: 18/12/2021

Property Type: Townhouse (Res)