

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

1/34 Peter Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,112,500

Property Type Townhouse

Suburb Box Hill North

Period - From 30/08/2022

to

29/08/2023

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	1/32 Clyde St BOX HILL NORTH 3129	\$1,340,000	12/08/2023
2	12 Trawool St BOX HILL NORTH 3129	\$1,306,000	26/08/2023
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:

30/08/2023 11:13



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
30/08/2022 - 29/08/2023: \$1,112,500

Comparable Properties



1/32 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,340,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Townhouse (Res)
Land Size: 293 sqm approx



12 Trawool St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,306,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 597 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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802