

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

2/11 Wimmera Street, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$908,000

Median sale price

Median price

\$903,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/01/2024

to

31/03/2024

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	Price	Date of sale
1	5/6 Camelia St BOX HILL 3128	\$921,000	28/10/2023
2	4/3 Brougham St BOX HILL 3128	\$905,500	24/02/2024
3	2/483 Middleborough Rd BOX HILL NORTH 3129	\$880,000	17/02/2024

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:

06/05/2024 11:55



 3  1  1

Property Type: Unit
Land Size: 224 sqm approx
Agent Comments

Indicative Selling Price
\$908,000
Median Unit Price
March quarter 2024: \$903,000

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.

Comparable Properties



5/6 Camelia St BOX HILL 3128 (REI/VG)

Agent Comments

 3  2  2

Price: \$921,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Unit
Land Size: 254 sqm approx



4/3 Brougham St BOX HILL 3128 (REI)

Agent Comments

 3  1  2

Price: \$905,500
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit
Land Size: 256 sqm approx



2/483 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  2

Price: \$880,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit
Land Size: 229 sqm approx

Account - Barry Plant | P: 03 9842 8888