

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

40 Twyford Street Box Hill North VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$880,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

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 6 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

1/3 Wright Street Blackburn VIC 3130	\$883,000	14-Dec-20
1/112 Nelson Road Box Hill North VIC 3129	\$880,000	07-Nov-20
555 Elgar Road Mont Albert North VIC 3129	\$901,000	01-Sep-20

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 6 months.~~

This Statement of Information was prepared on: 11 February 2021



1/3 Wright Street Blackburn VIC 3130

 3  1  2

Sold Price

^{RS}

\$883,000

Sold Date **14-Dec-20**

Distance **0.93km**



1/112 Nelson Road Box Hill North VIC 3129

 3  1  2

Sold Price

\$880,000

Sold Date **07-Nov-20**

Distance **1.43km**



555 Elgar Road Mont Albert North VIC 3129

 3  2  2

Sold Price

^{RS}

\$901,000

Sold Date **01-Sep-20**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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