### 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

1a Ursula Street, Box Hill North Vic 3129

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,340,000	Pro	operty Type	Hous	se		Suburb	Box Hill North
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3a Mckean St BOX HILL NORTH 3129	\$1,221,000	04/03/2023
2	2/9 Narallah Gr BOX HILL NORTH 3129	\$1,170,000	29/10/2022
3	47b Boondara Rd MONT ALBERT NORTH 3129	\$1,135,000	29/10/2022

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:

24/03/2023 09:29



# RT Edgar





**Property Type:** Strata Unit/Flat **Land Size:** 355 sqm approx Agent Comments Vince Naz 0402 828 198 0402 828 198 vnaz@rtedgar.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price December quarter 2022: \$1,340,000

## **Comparable Properties**



3a Mckean St BOX HILL NORTH 3129 (REI)



Price: \$1,221,000 Method: Auction Sale Date: 04/03/2023 Property Type: Unit Land Size: 438 sqm approx

Agent Comments

Agent Comments



2/9 Narallah Gr BOX HILL NORTH 3129 (REI/VG) 3 2 2 2

Price: \$1,170,000 Method: Auction Sale Date: 29/10/2022 Property Type: Unit Land Size: 319 sqm approx



47b Boondara Rd MONT ALBERT NORTH 3129 Agent Comments (REI/VG)



Price: \$1,135,000 Method: Auction Sale Date: 29/10/2022 Property Type: House (Res) Land Size: 381 sqm approx

#### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





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.