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





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