

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,340,000

Property Type House

Suburb Box Hill North

Period - From 01/10/2022

to

31/12/2022

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	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



3 2 2

**Property Type:** Strata Unit/Flat

**Land Size:** 355 sqm approx

Agent Comments

**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)**

Agent Comments

3 2 2

**Price:** \$1,221,000

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** Unit

**Land Size:** 438 sqm approx



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

Agent Comments

3 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 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,135,000

**Method:** Auction Sale

**Date:** 29/10/2022

**Property Type:** House (Res)

**Land Size:** 381 sqm approx