

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 97 Harrison Street, Box Hill North Vic 3129

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$1,406,500

Property Type House

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	1/7 Frank St DONCASTER 3108	\$1,485,000	05/04/2024
2	2/11 Ashley St BOX HILL NORTH 3129	\$1,430,000	06/04/2024
3	2/27 Anne St BLACKBURN NORTH 3130	\$1,375,000	13/04/2024

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:

15/04/2024 12:01



4 3 2

Property Type: House (Res)

Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price

\$1,395,000

Median House Price

March quarter 2024: \$1,406,500

Comparable Properties



1/7 Frank St DONCASTER 3108 (REI)

Agent Comments

4 3 2

Price: \$1,485,000

Method: Private Sale

Date: 05/04/2024

Property Type: Townhouse (Single)



2/11 Ashley St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,430,000

Method: Auction Sale

Date: 06/04/2024

Property Type: Townhouse (Res)

Land Size: 189 sqm approx



2/27 Anne St BLACKBURN NORTH 3130 (REI)

Agent Comments

4 2 2

Price: \$1,375,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243