Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	97 Harrison Street, Box Hill North Vic 3129
Including suburb and	
postcode	

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

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

Address of comparable property		1 1100	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



Date of sale











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)





Price: \$1,485,000 Method: Private Sale Date: 05/04/2024

Property Type: Townhouse (Single)

Agent Comments



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





Price: \$1,430,000 Method: Auction Sale Date: 06/04/2024

Property Type: Townhouse (Res) Land Size: 189 sqm approx

Agent Comments

Agent Comments



2/27 Anne St BLACKBURN NORTH 3130 (REI)

Price: \$1,375,000 Method: Auction Sale Date: 13/04/2024 Property Type: Unit

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





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