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

9 Hillside Parade, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,250,000		&		\$1,375,000				
Median sale price									
Median price	\$1,364,250	Pro	operty Type	Hou	ISE		Suburb	Box Hill North	
Period - From	01/04/2021	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	4 Marama St BOX HILL NORTH 3129	\$1,330,000	18/06/2022
2	588 Elgar Rd BOX HILL NORTH 3129	\$1,300,000	11/02/2022
3	9 Inglis St BOX HILL NORTH 3129	\$1,270,000	19/03/2022

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:

28/06/2022 09:55



Mc**Grath**





Property Type: House Agent Comments

Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price Year ending March 2022: \$1,364,250

Comparable Properties



4 Marama St BOX HILL NORTH 3129 (REI)



Price: \$1,330,000 Method: Auction Sale Date: 18/06/2022 Property Type: House (Res) Land Size: 615 sqm approx



588 Elgar Rd BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$1,300,000 Method: Sold Before Auction Date: 11/02/2022 Property Type: House (Res) Land Size: 702 sqm approx

9 Inglis St BOX HILL NORTH 3129 (REI/VG)



(REI/VG) Agent Comments

Agent Comments

Price: \$1,270,000 Method: Auction Sale Date: 19/03/2022 Property Type: House (Res) Land Size: 604 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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