

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 between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,364,250

Property Type House

Suburb Box Hill North

Period - From 01/04/2021

to 31/03/2022

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	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

Ellie Gong
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3 2 2

Property Type: House
Agent Comments

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)

Agent Comments

3 2 2

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

3 1 2

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)

Agent Comments

3 1 2

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