

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

67 Mersey Street, 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

&

\$1,350,000

Median sale price

Median price \$1,352,500

Property Type House

Suburb Box Hill North

Period - From 01/07/2021

to 30/09/2021

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	2/37 Boondara Rd MONT ALBERT NORTH 3129	\$1,340,200	28/08/2021
2	2 Packham St BOX HILL NORTH 3129	\$1,270,000	15/05/2021
3	1/9 Peter St BOX HILL NORTH 3129	\$1,250,000	04/09/2021

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:

28/10/2021 12:13



4 3 2

Rooms: 6
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2021: \$1,352,500

Comparable Properties



2/37 Boondara Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 3 2

Price: \$1,340,200
Method: Auction Sale
Date: 28/08/2021
Property Type: Townhouse (Res)



2 Packham St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,270,000
Method: Auction Sale
Date: 15/05/2021
Property Type: Townhouse (Res)
Land Size: 288 sqm approx



1/9 Peter St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 04/09/2021
Property Type: Townhouse (Res)
Land Size: 316 sqm approx

Account - Parkes Property | P: 9840 1111 | F: 9840 1570