

# 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

8 Somerset Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,350,000

&

\$1,450,000

### Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Box Hill North

Period - From

01/01/2021

to

31/03/2021

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	542 Elgar Rd BOX HILL NORTH 3129	\$1,432,000	20/03/2021
2	33 Windella Qdrnt DONCASTER 3108	\$1,340,000	20/03/2021
3			

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:

17/05/2021 13:03

8 Somerset Street, Box Hill North Vic 3129



Christine Bafas

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

March quarter 2021: \$1,300,000



**Rooms:** 1

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 586 sqm approx

Agent Comments

## Comparable Properties



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



**Price:** \$1,432,000

**Method:** Private Sale

**Date:** 20/03/2021

**Property Type:** House

**Land Size:** 731 sqm approx



**33 Windella Qdrnt DONCASTER 3108 (REI)** Agent Comments



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

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.

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.