

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

61 Tyne Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,340,000

Property Type House

Suburb Box Hill North

Period - From 01/10/2022

to 31/12/2022

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	59 Tyne St BOX HILL NORTH 3129	\$1,650,000	25/03/2023
2	103 Clyde St BOX HILL NORTH 3129	\$1,560,000	26/11/2022
3	19 Lexton Rd BOX HILL NORTH 3129	\$1,515,000	18/03/2023

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:

27/03/2023 16:50

61 Tyne Street, Box Hill North Vic 3129



3 2 2

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2022: \$1,340,000

Comparable Properties



59 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 2

Price: \$1,650,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 765 sqm approx



103 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$1,560,000
Method: Auction Sale
Date: 26/11/2022
Property Type: House (Res)
Land Size: 755 sqm approx



19 Lexton Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,515,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 885 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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