

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

27 Boxleigh Grove, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,275,500

Property Type House

Suburb Box Hill North

Period - From 01/07/2020

to

30/06/2021

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	8 Kiewa St DONCASTER 3108	\$1,180,000	26/07/2021
2	19 Wetherby Rd DONCASTER 3108	\$1,130,000	23/07/2021
3	10 Edwin St BOX HILL NORTH 3129	\$1,144,000	28/05/2021

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:

29/07/2021 16:00



3 1 1

Property Type: House
Land Size: 634 sqm approx
Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending June 2021: \$1,275,500

Comparable Properties



8 Kiewa St DONCASTER 3108 (REI)

Agent Comments

3 1 2

Price: \$1,180,000
Method: Private Sale
Date: 26/07/2021
Property Type: House
Land Size: 653 sqm approx

19 Wetherby Rd DONCASTER 3108 (REI)

Agent Comments

3 1 1

Price: \$1,130,000
Method: Private Sale
Date: 23/07/2021
Property Type: House (Res)
Land Size: 650 sqm approx



10 Edwin St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 2

Price: \$1,144,000
Method: Sold Before Auction
Date: 28/05/2021
Property Type: House (Res)
Land Size: 623 sqm approx