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	22 GARDEN STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,275,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,361,000	Property type	House	Suburb	Box Hill North
Period-from	01 Jul 2021	to	30 Jun 2022	Source	Corelogic

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 6 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
25 MAUDE STREET BOX HILL NORTH VIC 3129	$1,221,500	09-Jul-22
131 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	$1,275,000	14-May-22
9 INGLIS STREET BOX HILL NORTH VIC 3129	$1,270,000	19-Mar-22

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 6 months.~~

This Statement of Information was prepared on: 11 July 2022

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25 MAUDE STREET BOX HILL NORTH VIC 3129

3 1 1

Sold Price RS $1,221,500 Sold Date 09-Jul-22

Distance 0.16km

131 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

3 1 2

Sold Price RS $1,275,000 UN Sold Date 14-May-22

Distance 0.24km

9 INGLIS STREET BOX HILL NORTH VIC 3129

3 1 1

Sold Price $1,270,000 Sold Date 19-Mar-22

Distance 0.33km

RS = Recent sale **UN** = Undisclosed Sale

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