

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

1/2 Warwick Street, 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 \$1,187,500

Property Type House

Suburb Box Hill North

Period - From 01/01/2020

to 31/03/2020

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	1/8 Ovens St BOX HILL NORTH 3129	\$1,130,000	21/03/2020
2	1/26 Charlton St BLACKBURN NORTH 3130	\$1,060,000	26/03/2020
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:

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Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2020: \$1,187,500



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Property Type: House

Land Size: 283 sqm approx

Agent Comments

Comparable Properties



1/8 Ovens St BOX HILL NORTH 3129 (REI)

Agent Comments

 5  2  2

Price: \$1,130,000

Method: Auction Sale

Date: 21/03/2020

Property Type: Townhouse (Res)

Land Size: 291 sqm approx



1/26 Charlton St BLACKBURN NORTH 3130 (REI)

Agent Comments

 4  2  2

Price: \$1,060,000

Method: Sold Before Auction

Date: 26/03/2020

Rooms: 7

Property Type: Townhouse (Res)

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.