

## 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

66A Peter 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) (\*Delete single price or range as applicable)

Single Price

\$910,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,209,000

Property type

House

Suburb

Box Hill North

Period-from

01 Jul 2020

to

30 Jun 2021

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

3/2 Leach Avenue Box Hill North VIC 3129	\$880,000	03-Jun-21
2/30 Tyne Street Box Hill North VIC 3129	\$895,000	12-Dec-20
3/56 Tyne Street Box Hill North VIC 3129	\$915,000	09-Dec-20

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.~~

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**3/2 Leach Avenue Box Hill North VIC 3129**

Sold Price

<sup>RS</sup>

**\$880,000**

Sold Date

**03-Jun-21**

2 1 2

Distance

**1.62km**



**2/30 Tyne Street Box Hill North VIC 3129**

Sold Price

**\$895,000**

Sold Date

**12-Dec-20**

3 2 2

Distance

**1.18km**



**3/56 Tyne Street Box Hill North VIC 3129**

Sold Price

**\$915,000**

Sold Date

**09-Dec-20**

3 2 2

Distance

**1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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