

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

2/5 Eva Crescent 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

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Nov 2020

to

31 Oct 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

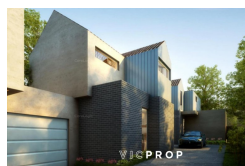
Date of sale

3/788 Station Street Box Hill North VIC 3129	\$1,075,000	01-Sep-21
4/8-10 Malcolm Crescent Doncaster VIC 3108	\$1,064,000	14-Aug-21
16 Scarborough Square Mont Albert North VIC 3129	\$1,023,500	23-Oct-21

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: 26 November 2021



**3/788 Station Street Box Hill North
VIC 3129**

Sold Price

^{RS} **\$1,075,000**

Sold Date

01-Sep-21



3



2



2

Distance

0.89km



**4/8-10 Malcolm Crescent Doncaster
VIC 3108**

Sold Price

\$1,064,000

Sold Date

14-Aug-21



3



2



2

Distance

0.95km



**16 Scarborough Square Mont Albert
North VIC 3129**

Sold Price

^{RS} **\$1,023,500** ^{UN}

Sold Date

23-Oct-21



3



2



2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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