

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

2/60 WATTS 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

or range
between

\$1,111,000

&

\$1,188,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Dec 2021

to

30 Nov 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

1/863 STATION STREET BOX HILL NORTH VIC 3129	\$963,000	21-Nov-22
4/2 FORTUNE STREET BOX HILL NORTH VIC 3129	\$1,010,000	30-Jul-22
1/5 PETER STREET BOX HILL NORTH VIC 3129	\$1,045,000	25-Jul-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.~~

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**1/863 STATION STREET BOX HILL
NORTH VIC 3129**

3 2 -

Sold Price

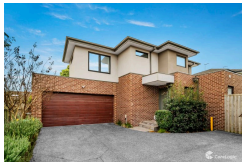
^{RS} **\$963,000**

Sold Date

21-Nov-22

Distance

0.52km



**4/2 FORTUNE STREET BOX HILL
NORTH VIC 3129**

3 2 2

Sold Price

\$1,010,000

Sold Date

30-Jul-22

Distance

1.12km



**1/5 PETER STREET BOX HILL
NORTH VIC 3129**

4 2 2

Sold Price

\$1,045,000

Sold Date

25-Jul-22

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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