

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

34A Springfield Road, Box Hill North, VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$820,000

&

\$890,000

Median sale price

Median price

\$ 886,000

Property type

Unit

Suburb

Box Hill North

Period - From

29/07/2023

to

28/07/2024

Source

pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/ 75 Tyne St, Box Hill North Vic	\$841,000	10/02/2024
2	3/ 3 Peter St, Box Hill North Vic	\$906,000	09/03/2024
3	4/ 21 Severn St, Box Hill North Vic	\$890,000	18/05/2024

This Statement of Information was prepared on:

29/07/2024