

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

3/5 Eva Crescent, 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 \$1,168,000

Property Type Townhouse

Suburb Box Hill North

Period - From 14/04/2021

to

13/04/2022

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	10/2 Laburnum St BLACKBURN 3130	\$1,150,000	06/11/2021
2	4/4 Whittens La DONCASTER 3108	\$1,060,000	08/03/2022
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:

14/04/2022 22:33



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
14/04/2021 - 13/04/2022: \$1,168,000

Comparable Properties



10/2 Laburnum St BLACKBURN 3130 (REI/VG) **Agent Comments**



Price: \$1,150,000
Method: Auction Sale
Date: 06/11/2021
Property Type: Townhouse (Res)
Land Size: 243 sqm approx



4/4 Whittens La DONCASTER 3108 (REI) **Agent Comments**



Price: \$1,060,000
Method: Private Sale
Date: 08/03/2022
Property Type: Townhouse (Res)
Land Size: 216 sqm approx

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.