

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

8/102-106 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/82-84 SEVERN STREET BOX HILL NORTH VIC 3129	\$1,132,000	09-Nov-24
1/3 OLYMPIAD CRESCENT BOX HILL NORTH VIC 3129	\$1,149,000	26-Oct-24
2/12 KAREN STREET BOX HILL NORTH VIC 3129	\$1,060,000	16-Sep-24

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: 18 February 2025



2/82-84 SEVERN STREET BOX HILL Sold Price **\$1,132,000** Sold Date **09-Nov-24**
NORTH VIC 3129

3 2 2

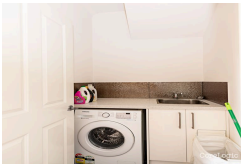
Distance **0.54km**



1/3 OLYMPIAD CRESCENT BOX HILL Sold Price **\$1,149,000** Sold Date **26-Oct-24**
HILL NORTH VIC 3129

3 3 2

Distance **0.83km**



2/12 KAREN STREET BOX HILL Sold Price **\$1,060,000** Sold Date **16-Sep-24**
NORTH VIC 3129

3 2 2

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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