

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

4/2B DERWENT 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,333,000

Property type

House

Suburb

Box Hill North

Period-from

01 Mar 2023

to

29 Feb 2024

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

23 LAING STREET MONT ALBERT VIC 3127	1770000	02-Nov-23
2/2 MALCOLM CRESCENT DONCASTER VIC 3108	780000	25-Nov-23
33 FREDERICK STREET DONCASTER VIC 3108	1060000	24-Feb-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 March 2024



**23 LAING STREET MONT ALBERT
VIC 3127**

3 2 1

Sold Price

1770000

Sold Date **02-Nov-23**

Distance **1.26km**



**2/2 MALCOLM CRESCENT
DONCASTER VIC 3108**

3 2 1

Sold Price

780000

Sold Date **25-Nov-23**

Distance **1.2km**



**33 FREDERICK STREET
DONCASTER VIC 3108**

3 1 1

Sold Price

^{RS} **1060000**

Sold Date **24-Feb-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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