

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

22 Berry Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,300,500

Property Type House

Suburb Box Hill North

Period - From 01/04/2022

to 30/06/2022

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	15 Berry St BOX HILL NORTH 3129	\$1,281,000	28/05/2022
2	23 Heathfield Rise BOX HILL NORTH 3129	\$1,200,000	20/08/2022
3	61 Kerrimuir St BOX HILL NORTH 3129	\$1,090,000	18/06/2022

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:

27/09/2022 12:38



 2  1  0

Rooms: 4
Property Type: House (Res)
Land Size: 565 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2022: \$1,300,500

Comparable Properties



15 Berry St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,281,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 538 sqm approx



23 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments

 3  1  1

Price: \$1,200,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 625 sqm approx



61 Kerrimuir St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,090,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 585 sqm approx