

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

1/32 Karen Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$874,000

Property Type

Unit

Suburb

Box Hill North

Period - From

31/05/2021

to

30/05/2022

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	1/19 Laburnum St BLACKBURN 3130	\$929,000	12/05/2022
2	1/11 Goulburn St BOX HILL NORTH 3129	\$900,000	14/12/2021
3	2/114 Shannon St BOX HILL NORTH 3129	\$852,500	26/02/2022

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:

31/05/2022 09:37



 3  1  1

Property Type: Unit
Land Size: 301 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Unit Price
31/05/2021 - 30/05/2022: \$874,000

Comparable Properties



1/19 Laburnum St BLACKBURN 3130 (REI)

Agent Comments

 3  1  1

Price: \$929,000
Method: Private Sale
Date: 12/05/2022
Property Type: Unit
Land Size: 330 sqm approx



1/11 Goulburn St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 14/12/2021
Property Type: Unit
Land Size: 280 sqm approx



2/114 Shannon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3  1  2

Price: \$852,500
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit