

# 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

839 Station Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,750,000

### Median sale price

Median price \$1,352,500

Property Type House

Suburb Box Hill North

Period - From 01/07/2021

to 30/09/2021

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	17 Bishop St BOX HILL 3128	\$1,844,444	16/10/2021
2	20 Wimmera St BOX HILL NORTH 3129	\$1,730,000	30/10/2021
3	133 Dorking Rd BOX HILL NORTH 3129	\$1,710,000	16/10/2021

**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:

24/11/2021 09:09



4 2 2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 757 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000  
**Median House Price**  
September quarter 2021: \$1,352,500

## Comparable Properties



**17 Bishop St BOX HILL 3128 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,844,444  
**Method:** Auction Sale  
**Date:** 16/10/2021  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**20 Wimmera St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

3 2 3

**Price:** \$1,730,000  
**Method:** Auction Sale  
**Date:** 30/10/2021  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**133 Dorking Rd BOX HILL NORTH 3129 (REI/VE)**

**Agent Comments**

4 2 2

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 16/10/2021  
**Property Type:** House (Res)  
**Land Size:** 602 sqm approx

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017