

# 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

45 Shannon 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)

Range between \$2,700,000 & \$2,970,000

### Median sale price

Median price \$1,406,500 Property Type House Suburb Box Hill North

Period - From 01/01/2024 to 31/03/2024 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		
2		
3		

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: 07/06/2024 10:49



**Property Type:** House (Res)

**Land Size:** 892 sqm approx

**Agent Comments**

This unique three townhouse development is a rare opportunity. This prospect is an incomplete project that is now under the Commonwealth of Australia. One savvy buyer will relish taking over this project, with all three of these 4 bedroom residences so close to completion.

**Indicative Selling Price**

\$2,700,000 - \$2,970,000

**Median House Price**

March quarter 2024: \$1,406,500

## Comparable Properties

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.

**Account - The One Real Estate (AU) | P: 03 7007 5707**