

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

1/863 Station 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 & \$935,000

Median sale price

Median price \$1,140,000

Property Type Townhouse

Suburb Box Hill North

Period - From 26/10/2021

to 25/10/2022

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	3/2B Derwent St BOX HILL NORTH 3129	\$910,000	30/08/2022
2	1/231 Dorking Rd BOX HILL NORTH 3129	\$900,000	02/09/2022
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:

26/10/2022 16:02



 3  2  0

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 272.77 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$850,000 - \$935,000

Median Townhouse Price

26/10/2021 - 25/10/2022: \$1,140,000

Comparable Properties

3/2B Derwent St BOX HILL NORTH 3129 (REI) [Agent Comments](#)

 3  2  2

Price: \$910,000

Method:

Date: 30/08/2022

Property Type: Townhouse (Single)



1/231 Dorking Rd BOX HILL NORTH 3129 (REI) [Agent Comments](#)

 4  3  2

Price: \$900,000

Method: Private Sale

Date: 02/09/2022

Property Type: Townhouse (Single)

Land Size: 222 sqm approx

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 - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802