Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	12 Toogoods Rise, Box Hill North Vic 3129
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,290,500	Pro	perty Type	House		Suburb	Box Hill North
Period - From	01/01/2023	to	31/03/2023		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

	aress of comparable property	1 1100	Date of Sale
1	34 Karen St BOX HILL NORTH 3129	\$1,370,000	01/04/2023
2	29 Primula St BLACKBURN NORTH 3130	\$1,331,000	06/05/2023
3	90 Katrina St BLACKBURN NORTH 3130	\$1,120,000	06/04/2023

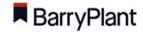
OR

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:	30/06/2023 17:36



Date of sale











Property Type: House Land Size: 590 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median House Price** March quarter 2023: \$1,290,500

Comparable Properties



34 Karen St BOX HILL NORTH 3129 (REI)





Price: \$1,370,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 679 sqm approx

Agent Comments



29 Primula St BLACKBURN NORTH 3130

(REI/VG)





Price: \$1,331,000 Method: Auction Sale Date: 06/05/2023

Property Type: House (Res) Land Size: 608 sqm approx Agent Comments



90 Katrina St BLACKBURN NORTH 3130 (REI) Agent Comments

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Price: \$1,120,000 Method: Private Sale Date: 06/04/2023 Property Type: House Land Size: 586 sqm approx

Account - Barry Plant | P: 03 9842 8888



