

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

12 Toogoods Rise, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,290,500

Property 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	Price	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



 3  1  3

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)

Agent Comments

 3  1  2

Price: \$1,370,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 679 sqm approx



29 Primula St BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,331,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 608 sqm approx



90 Katrina St BLACKBURN NORTH 3130 (REI)

Agent Comments

 3  2  2

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