

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

6 Trainor 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 & \$880,000

Median sale price

Median price \$935,000

Property Type Unit

Suburb Box Hill North

Period - From 01/01/2022

to 31/03/2022

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	14/101 Carrington Rd BOX HILL 3128	\$895,000	30/04/2022
2	2 Central Pl BOX HILL 3128	\$870,000	18/06/2022
3	2a Highview Dr DONCASTER 3108	\$820,000	16/05/2022

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:

25/06/2022 14:33



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$880,000

Median Unit Price

March quarter 2022: \$935,000

Comparable Properties



14/101 Carrington Rd BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$895,000

Method: Private Sale

Date: 30/04/2022

Property Type: Townhouse (Single)



2 Central PI BOX HILL 3128 (REI)

Agent Comments

3 2 1

Price: \$870,000

Method: Auction Sale

Date: 18/06/2022

Property Type: Townhouse (Res)

2a Highview Dr DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$820,000

Method: Sale

Date: 16/05/2022

Property Type: Flat/Unit/Apartment (Res)

Account - VICPROP