

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

2/8 Mersey Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$870,000

&

\$957,000

Median sale price

Median price \$920,000

Property Type Unit

Suburb Box Hill North

Period - From 01/10/2020

to

31/12/2020

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	2/31a Victoria St BOX HILL 3128	\$950,000	30/01/2021
2	1/29 Peter St BOX HILL NORTH 3129	\$925,000	06/02/2021
3	3/56 Tyne St BOX HILL NORTH 3129	\$915,000	15/12/2020

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:

10/02/2021 13:19



3 2 2

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 363 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$957,000

Median Unit Price

December quarter 2020: \$920,000

Comparable Properties



2/31a Victoria St BOX HILL 3128 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 30/01/2021

Property Type: Townhouse (Res)

Land Size: 145 sqm approx



1/29 Peter St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$925,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Townhouse (Res)



3/56 Tyne St BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$915,000

Method: Private Sale

Date: 15/12/2020

Property Type: Townhouse (Single)