

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

3/32 Shannon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$905,000

Property Type Unit

Suburb Box Hill North

Period - From 01/01/2022

to 31/12/2022

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	2/32 Severn St BOX HILL NORTH 3129	\$706,000	03/12/2022
2	3/29 James St BOX HILL 3128	\$693,000	01/12/2022
3	3/21 Thames St BOX HILL 3128	\$661,000	11/02/2023

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:

23/02/2023 17:16

Juliette Zhou

03 9888 9966

0456 999 669

juliette.zhou@harcourts.com.au

Indicative Selling Price

\$660,000 - \$720,000

Median Unit Price

Year ending December 2022: \$905,000



2 1 1

Property Type: Unit

Land Size: 246 sqm approx

Agent Comments

Comparable Properties



2/32 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$706,000

Method: Auction Sale

Date: 03/12/2022

Property Type: Unit

Land Size: 148 sqm approx



3/29 James St BOX HILL 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$693,000

Method: Private Sale

Date: 01/12/2022

Property Type: Unit



3/21 Thames St BOX HILL 3128 (REI)

Agent Comments

2 1 1

Price: \$661,000

Method: Auction Sale

Date: 11/02/2023

Property Type: Unit

Account - Harcourts Box Hill TSL | P: 03 98889966