

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

2/103 SHANNON STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

2/17 LEXTON ROAD BOX HILL NORTH VIC 3129	\$960,000	18-Jan-22
2/76 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	\$1,040,000	19-Mar-22
1/672 ELGAR ROAD BOX HILL NORTH VIC 3129	\$960,000	08-Apr-22

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 6 months.~~

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2/17 LEXTON ROAD BOX HILL NORTH VIC 3129

3 2 2

Sold Price **\$960,000** Sold Date **18-Jan-22**

Distance **1.4km**



2/76 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

3 2 2

Sold Price ^{RS} **\$1,040,000** Sold Date **19-Mar-22**

Distance **0.83km**



1/672 ELGAR ROAD BOX HILL NORTH VIC 3129

3 2 2

Sold Price ^{RS} **\$960,000** Sold Date **08-Apr-22**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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