

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 2A Simmons Street, Box Hill North, VIC 3129

Indicative selling price

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

Price Range \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,255,000 Property Type House Suburb Box Hill North (3129)

Period - From 28/05/2020 to 28/05/2021 Source Realestate

Comparable property sales

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
5 WILLIAMSON ROAD, MONT ALBERT NORTH VIC 3129	\$1,580,000	08/05/2021
35 LYNDHURST CRESCENT, BOX HILL NORTH VIC 3129	\$1,450,000	01/05/2021
14 SELWYN STREET, BLACKBURN VIC 3130	\$1,750,000	05/03/2021

This Statement of Information was prepared on: 21/06/2021