

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 TRAWOOL 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Box Hill North

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

34 HIBISCUS ROAD BLACKBURN NORTH VIC 3130	1410000	12-Mar-22
8 TWYFORD STREET BOX HILL NORTH VIC 3129	1390000	02-Apr-22
15 MARAMA STREET BOX HILL NORTH VIC 3129	1403000	02-Apr-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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34 HIBISCUS ROAD BLACKBURN NORTH VIC 3130

Sold Price

1410000

Sold Date

12-Mar-22

3

1

2

Distance

0.82km

8 TWYFORD STREET BOX HILL NORTH VIC 3129

Sold Price

1390000

Sold Date

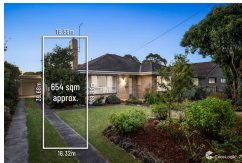
02-Apr-22

3

1

2

Distance

0.36km

15 MARAMA STREET BOX HILL NORTH VIC 3129

Sold Price

1403000

Sold Date

02-Apr-22

3

1

2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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