

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

2/114 Shannon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$740,000

&

\$810,000

Median sale price

Median price

\$877,000

Property Type

Unit

Suburb

Box Hill North

Period - From

23/02/2021

to

22/02/2022

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	4/798 Elgar Rd DONCASTER 3108	\$780,000	18/11/2021
2	3/23 Ashley St BOX HILL NORTH 3129	\$772,000	05/02/2022
3	2/55 Bank St BOX HILL 3128	\$762,000	16/11/2021

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:

23/02/2022 22:52



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$740,000 - \$810,000

Median Unit Price

23/02/2021 - 22/02/2022: \$877,000

Comparable Properties



4/798 Elgar Rd DONCASTER 3108 (VG)

Agent Comments

3 - -

Price: \$780,000

Method: Sale

Date: 18/11/2021

Property Type: Flat/Unit/Apartment (Res)



3/23 Ashley St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$772,000

Method: Auction Sale

Date: 05/02/2022

Property Type: Unit

Land Size: 229 sqm approx



2/55 Bank St BOX HILL 3128 (REI/VG)

Agent Comments

3 1 2

Price: \$762,000

Method: Private Sale

Date: 16/11/2021

Property Type: Townhouse (Single)

Account - VICPROP