

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

13 Wimmera Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,300,000 & \$1,395,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Box Hill North

Period - From 01/04/2020 to 31/03/2021 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.

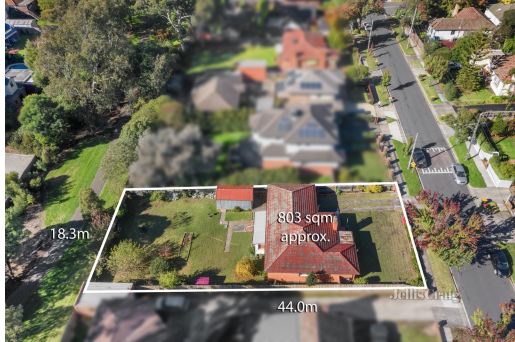
	Address of comparable property	Price	Date of sale
1	3 Highview Dr DONCASTER 3108	\$1,306,000	15/05/2021
2	542 Elgar Rd BOX HILL NORTH 3129	\$1,432,000	20/03/2021
3	14 Galt St BOX HILL NORTH 3129	\$1,387,100	19/03/2021

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:

31/05/2021 17:48



 3  1  1

Property Type: House
Land Size: 803 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,395,000
Median House Price
Year ending March 2021: \$1,270,000

Comparable Properties



3 Highview Dr DONCASTER 3108 (REI)

Agent Comments

 3  1  2

Price: \$1,306,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 769 sqm approx



542 Elgar Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,432,000
Method: Private Sale
Date: 20/03/2021
Property Type: House
Land Size: 731 sqm approx

14 Galt St BOX HILL NORTH 3129 (REI)

Agent Comments

 3  2  1

Price: \$1,387,100
Method: Sold Before Auction
Date: 19/03/2021
Property Type: House (Res)
Land Size: 722 sqm approx