

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

1/10 Boxleigh Grove, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,199,900

Median sale price

Median price

\$1,084,000

Property Type

Townhouse

Suburb

Box Hill North

Period - From

11/03/2022

to

10/03/2023

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	2/2 Cole Ct BOX HILL NORTH 3129	\$1,216,000	17/09/2022
2	3/15 Robyn St DONCASTER 3108	\$1,206,000	05/11/2022
3	25 Kerr St BLACKBURN 3130	\$1,170,000	11/02/2023

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:

11/03/2023 12:14



4 3 2

Property Type: Townhouse

Land Size: 246 sqm approx

Agent Comments

Indicative Selling Price

\$1,199,900

Median Townhouse Price

11/03/2022 - 10/03/2023: \$1,084,000

Comparable Properties



2/2 Cole Ct BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,216,000

Method: Private Sale

Date: 17/09/2022

Property Type: Townhouse (Single)



3/15 Robyn St DONCASTER 3108 (REI/VG)

Agent Comments

4 3 2

Price: \$1,206,000

Method: Auction Sale

Date: 05/11/2022

Property Type: Townhouse (Res)



25 Kerr St BLACKBURN 3130 (REI)

Agent Comments

4 3 2

Price: \$1,170,000

Method: Private Sale

Date: 11/02/2023

Property Type: Townhouse (Res)