

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

1/12 Karen Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$920,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/10/2020

to

31/12/2020

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	27a Springfield Rd BOX HILL NORTH 3129	\$1,180,000	27/11/2020
2	12 Eram Rd BOX HILL NORTH 3129	\$1,160,000	06/12/2020
3	2/8 Third Av BOX HILL NORTH 3129	\$1,138,000	16/12/2020

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:

18/01/2021 16:41

1/12 Karen Street, Box Hill North Vic 3129



John Stack

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

December quarter 2020: \$920,000



4 3 2

Property Type: House - Attached
House N.E.C.

Land Size: 273 sqm approx

Agent Comments

Comparable Properties



27a Springfield Rd BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,180,000

Method: Private Sale

Date: 27/11/2020

Property Type: Townhouse (Single)

Land Size: 286 sqm approx



12 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 3 2

Price: \$1,160,000

Method: Private Sale

Date: 06/12/2020

Property Type: Townhouse (Single)



2/8 Third Av BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,138,000

Method: Private Sale

Date: 16/12/2020

Property Type: Townhouse (Single)

Land Size: 286 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.