

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

2/8 Third Avenue, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$897,500

Property Type

Unit

Suburb

Box Hill North

Period - From

01/10/2019

to

30/09/2020

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	26b Medway St BOX HILL NORTH 3129	\$1,180,000	22/08/2020
2	1/2 Warwick St BOX HILL NORTH 3129	\$1,090,000	20/06/2020
3	1/10 Boxleigh Gr BOX HILL NORTH 3129	\$1,080,000	24/07/2020

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:

21/11/2020 15:13



4 3 2

Property Type: Townhouse

Land Size: 286 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000

Median Unit Price

Year ending September 2020: \$897,500

Comparable Properties



26b Medway St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,180,000

Method: Auction Sale

Date: 22/08/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 505 sqm approx



1/2 Warwick St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

5 2 2

Price: \$1,090,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 283 sqm approx

1/10 Boxleigh Gr BOX HILL NORTH 3129 (VG)

Agent Comments

4 - -

Price: \$1,080,000

Method: Sale

Date: 24/07/2020

Property Type: Flat/Unit/Apartment (Res)