

# 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

1a Luther Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,200,000

Property Type House

Suburb Box Hill North

Period - From 01/04/2019

to 31/03/2020

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	2/34 Peter St BOX HILL NORTH 3129	\$1,300,000	06/03/2020
2	1/6 Second Av BOX HILL NORTH 3129	\$1,300,000	21/11/2019
3	14 Ashley St BOX HILL NORTH 3129	\$1,260,000	30/11/2019

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:

14/05/2020 18:48



4 2 2

**Property Type:** House (Res)

**Land Size:** 260 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2020: \$1,200,000

## Comparable Properties



**2/34 Peter St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 06/03/2020

**Property Type:** Townhouse (Single)



**1/6 Second Av BOX HILL NORTH 3129 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 21/11/2019

**Rooms:** 8

**Property Type:** Townhouse (Res)



**14 Ashley St BOX HILL NORTH 3129 (VG)**

Agent Comments

4 - -

**Price:** \$1,260,000

**Method:** Sale

**Date:** 30/11/2019

**Property Type:** House (Res)

**Land Size:** 404 sqm approx