

# 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 8 Kerrimuir 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 \$2,850,000 & \$3,100,000

### Median sale price

Median price \$1,360,000 Property Type House Suburb Box Hill North

Period - From 01/01/2024 to 31/12/2024 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	4 Gwenda Av BLACKBURN 3130	\$2,855,000	26/10/2024
2	503 Belmore Rd MONT ALBERT NORTH 3129	\$2,800,000	26/08/2024
3	35 Wilsons Rd DONCASTER 3108	\$2,919,500	03/08/2024

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: 20/01/2025 19:48