

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

15 Benjamin Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,214,500 Property Type House Suburb Box Hill North

Period - From 01/01/2020 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 | 4 Birkby St BOX HILL NORTH 3129 | \$1,925,000 | 21/11/2020 |
| 2 | | | |
| 3 | | | |

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:

24/02/2021 14:58

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending December 2020: \$1,214,500



5 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



4 Birkby St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,925,000

Method: Auction Sale

Date: 21/11/2020

Property Type: House (Res)

Land Size: 606 sqm approx

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.