

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

4 TRAWOOL STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Box Hill North

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

2/2 COLE COURT BOX HILL NORTH VIC 3129	\$1,216,000	22-Sep-22
1/7 PATRICIA ROAD BLACKBURN VIC 3130	\$1,470,001	17-Sep-22
12 MAUDE STREET BOX HILL NORTH VIC 3129	\$1,320,000	15-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 30 January 2023



2/2 COLE COURT BOX HILL
NORTH VIC 3129

 4  3  2

Sold Price ^{RS} **\$1,216,000** Sold Date **22-Sep-22**

Distance **0.98km**



1/7 PATRICIA ROAD BLACKBURN
VIC 3130

 4  3  2

Sold Price **\$1,470,001** Sold Date **17-Sep-22**

Distance **1.1km**



12 MAUDE STREET BOX HILL
NORTH VIC 3129

 4  2  2

Sold Price ^{RS} **\$1,320,000** Sold Date **15-Nov-22**

Distance **0.49km**

RS = Recent sale UN = Undisclosed Sale

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