

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 Roycliff Court, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

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	55 Twyford St BOX HILL NORTH 3129	\$1,301,000	26/02/2020
2	14 Edwin St BOX HILL NORTH 3129	\$1,270,000	01/04/2020
3	23 Garden St BOX HILL NORTH 3129	\$1,200,000	21/03/2020

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:

19/06/2020 11:51

2 Roycliff Court, Box Hill North Vic 3129

Yili Ma
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5 3 4

Rooms: 10
Property Type: House (Res)
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending March 2020: \$1,200,000

Comparable Properties



55 Twyford St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,301,000
Method: Sold Before Auction
Date: 26/02/2020
Rooms: 6
Property Type: House (Res)
Land Size: 658 sqm approx



14 Edwin St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,270,000
Method: Sold Before Auction
Date: 01/04/2020
Rooms: 9
Property Type: House (Res)
Land Size: 623 sqm approx



23 Garden St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 2

Price: \$1,200,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 598 sqm approx