

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

834 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,311,000

Property Type House

Suburb Box Hill North

Period - From 31/10/2021

to

30/10/2022

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	837 Station St BOX HILL NORTH 3129	\$1,560,000	04/06/2022
2	9 Hillside Pde BOX HILL NORTH 3129	\$1,548,000	30/07/2022
3	25 Second Av BOX HILL NORTH 3129	\$1,301,500	25/06/2022

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:

31/10/2022 14:57

834 Station Street, Box Hill North Vic 3129

Tim Heavyside
94703390
0403020404
tim@heavyside.co



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Property Type: House
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
31/10/2021 - 30/10/2022: \$1,311,000

Comparable Properties



837 Station St BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

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Price: \$1,560,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 702 sqm approx



9 Hillside Pde BOX HILL NORTH 3129 (REI) **Agent Comments**

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Price: \$1,548,000
Method: Auction Sale
Date: 30/07/2022
Property Type: House (Res)
Land Size: 696 sqm approx



25 Second Av BOX HILL NORTH 3129 (REI/VG) **Agent Comments**

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Price: \$1,301,500
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 705 sqm approx

Account - Heavyside



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