

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

7c Wimmera Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$840,000

&

\$924,000

Median sale price

Median price \$902,000

Property Type Unit

Suburb Box Hill North

Period - From 01/01/2019

to 31/12/2019

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	1/29 Tram Rd DONCASTER 3108	\$918,000	16/11/2019
2	2/836 Station St BOX HILL NORTH 3129	\$891,000	31/08/2019
3	46 Springfield Rd BOX HILL NORTH 3129	\$872,500	06/12/2019

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:

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Indicative Selling Price

\$840,000 - \$924,000

Median Unit Price

Year ending December 2019: \$902,000



Property Type:

Flat/Unit/Apartment (Res)

Land Size: 334 sqm approx

Agent Comments

Comparable Properties

1/29 Tram Rd DONCASTER 3108 (REI)

Agent Comments



Price: \$918,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Unit



2/836 Station St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$891,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Unit

Land Size: 289 sqm approx



46 Springfield Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$872,500

Method: Sold Before Auction

Date: 06/12/2019

Property Type: House (Res)

Land Size: 388 sqm approx