

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

2/29 Peter Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$895,500

Property Type

Unit

Suburb

Box Hill North

Period - From

07/02/2019

to

06/02/2020

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	2/12 Kerrimuir St BOX HILL NORTH 3129	\$820,000	14/11/2019
2	1/52 Eram Rd BOX HILL NORTH 3129	\$780,000	14/12/2019
3	2/16 Coolabah St DONCASTER 3108	\$770,000	04/10/2019

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:

07/02/2020 11:45



Property Type:

Agent Comments

Comparable Properties



2/12 Kerrimuir St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$820,000

Method: Sold Before Auction

Date: 14/11/2019

Rooms: 5

Property Type: Unit



1/52 Eram Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$780,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 5

Property Type: House (Res)



2/16 Coolabah St DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$770,000

Method: Sold Before Auction

Date: 04/10/2019

Property Type: Unit