

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

2/69 MEDWAY 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$945,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/52 MEDWAY STREET BOX HILL NORTH VIC 3129	\$690,000	28-Feb-23
3/2 BOXLEIGH GROVE BOX HILL NORTH VIC 3129	\$635,000	09-Jan-23
1/516 ELGAR ROAD BOX HILL NORTH VIC 3129	\$595,000	22-Dec-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: 20 September 2023



2/52 MEDWAY STREET BOX HILL NORTH VIC 3129

2 2 1

Sold Price

\$690,000

Sold Date

28-Feb-23

Distance

0.08km



3/2 BOXLEIGH GROVE BOX HILL NORTH VIC 3129

2 1 1

Sold Price

\$635,000

Sold Date

09-Jan-23

Distance

1.43km



1/516 ELGAR ROAD BOX HILL NORTH VIC 3129

2 1 -

Sold Price

\$595,000

Sold Date

22-Dec-22

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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