

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

13 Patrick Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,500,000

&

\$1,620,000

Median sale price

Median price \$1,214,500

Property Type House

Suburb Box Hill North

Period - From 01/01/2020

to 31/12/2020

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	28 Collins St BOX HILL 3128	\$1,570,000	26/01/2021
2	75 Harrison St BOX HILL NORTH 3129	\$1,550,000	17/02/2021
3	17 Hopetoun Pde BOX HILL 3128	\$1,540,888	03/03/2021

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:

18/03/2021 18:31



Property Type: House (Previously Occupied - Detached)
Land Size: 761 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,620,000
Median House Price
Year ending December 2020: \$1,214,500

Comparable Properties



28 Collins St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,570,000
Method: Sold Before Auction
Date: 26/01/2021
Property Type: House (Res)
Land Size: 539 sqm approx



75 Harrison St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 17/02/2021
Property Type: House (Res)
Land Size: 630 sqm approx



17 Hopetoun Pde BOX HILL 3128 (REI)

Agent Comments



Price: \$1,540,888
Method: Sold Before Auction
Date: 03/03/2021
Property Type: House (Res)
Land Size: 665 sqm approx