

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

67 Watts Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

Median sale price

Median price \$1,364,500

Property Type House

Suburb Box Hill North

Period - From 01/04/2023

to

30/06/2023

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	13 Francesca St MONT ALBERT NORTH 3129	\$2,225,000	30/03/2023
2	5 Patricia Rd BLACKBURN 3130	\$2,206,000	25/03/2023
3	44 Mitchell Rd MONT ALBERT NORTH 3129	\$2,198,500	15/04/2023

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:

16/07/2023 15:30



Property Type: House

Land Size: 955 sqm approx

Agent Comments

Comparable Properties



13 Francesca St MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$2,225,000

Method: Auction Sale

Date: 30/03/2023

Property Type: House (Res)

Land Size: 1301 sqm approx



5 Patricia Rd BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$2,206,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 663 sqm approx



44 Mitchell Rd MONT ALBERT NORTH 3129 (REI)

Agent Comments



Price: \$2,198,500

Method: Auction Sale

Date: 15/04/2023

Property Type: House (Res)

Land Size: 903 sqm approx