

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

3/872 Station Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$785,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/04/2022

to

30/06/2022

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	1/59 Severn St BOX HILL NORTH 3129	\$685,000	11/06/2022
2	3/8 Barwon St BOX HILL NORTH 3129	\$655,000	04/06/2022
3	3/47 Packham St BOX HILL NORTH 3129	\$650,000	04/06/2022

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:

11/09/2022 09:18



 2  1  1

Property Type: Unit
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2022: \$785,000

Comparable Properties



1/59 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  2

Price: \$685,000
Method: Auction Sale
Date: 11/06/2022
Rooms: 4
Property Type: Unit
Land Size: 121 sqm approx



3/8 Barwon St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 2  1  1

Price: \$655,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Unit
Land Size: 143 sqm approx



3/47 Packham St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$650,000
Method: Auction Sale
Date: 04/06/2022
Property Type: Unit
Land Size: 101 sqm approx