

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

3/9 Wimmera Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,117,000

Property Type Townhouse

Suburb Box Hill North

Period - From 03/02/2023

to

02/02/2024

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	5/93 Harrison St BOX HILL NORTH 3129	\$1,160,000	17/08/2023
2	1/4 Davis St DONCASTER 3108	\$1,158,000	14/10/2023
3	1/471 Middleborough Rd BOX HILL NORTH 3129	\$1,093,000	25/11/2023

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:

03/02/2024 18:32



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

03/02/2023 - 02/02/2024: \$1,117,000

Comparable Properties



5/93 Harrison St BOX HILL NORTH 3129 (VG)

Agent Comments

3 - -

Price: \$1,160,000

Method: Sale

Date: 17/08/2023

Property Type: Flat/Unit/Apartment (Res)



1/4 Davis St DONCASTER 3108 (REI/VG)

Agent Comments

3 2 2

Price: \$1,158,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Townhouse (Res)

Land Size: 263 sqm approx



1/471 Middleborough Rd BOX HILL NORTH 3129 (REI)

Agent Comments

3 3 1

Price: \$1,093,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 220 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802