Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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 betwee	\$1,050,000		&		\$1,150,000				
Median sale price									
Median price	\$1,117,000	Pro	operty Type	Том	nhouse		Suburb	Box Hill North	
Period - From	03/02/2023	to	02/02/2024		So	ource	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.

Add	dress 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



McGrath





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



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

Agent Comments



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)

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



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