

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 861 Station Street, Box Hill North

Indicative selling price

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

Single price \$1,025,000

Median sale price

Median price \$1,445,000

Property type House

Suburb Box Hill North

Period - From 01/10/2021

to

31/12/2021

Source REIV

Comparable property sales

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 29 Pendle Street BOX HILL 3128	\$1,100,000	13/12/2021
2 916 Station Street BOX HILL NORTH 3129	\$1,030,000	26/11/2021
3 1/48 Watts Street BOX HILL 3128	\$1,030,000	18/12/2021

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: 19/03/2022