## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

# Property offered for sale

Address	2/4 Cole Court, Box Hill North Vic 3129
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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#### Median sale price

Median price	\$957,500	Pro	perty Type Ur	it		Suburb	Box Hill North
Period - From	01/07/2022	to	30/09/2022	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.

#### Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	3/5 Eva Cr BOX HILL NORTH 3129	\$1,228,000	07/05/2022
2	2/2 Cole Ct BOX HILL NORTH 3129	\$1,216,000	17/09/2022
3	3/50 Severn St BOX HILL NORTH 3129	\$1,150,000	10/09/2022

#### 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.

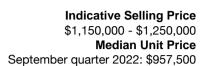
This Statement of Information was prepared on:	17/10/2022 20:22



Date of sale

# **McGrath**

Leon Li 0450470207 leonli@mcgrath.com.au







Property Type: Townhouse (Res)

**Agent Comments** 

# Comparable Properties



3/5 Eva Cr BOX HILL NORTH 3129 (REI/VG)





Price: \$1,228,000 Method: Auction Sale Date: 07/05/2022

Property Type: Townhouse (Res) Land Size: 239 sqm approx

**Agent Comments** 



2/2 Cole Ct BOX HILL NORTH 3129 (REI)





Price: \$1,216,000 Method: Private Sale Date: 17/09/2022

Property Type: Townhouse (Single)

Agent Comments



3/50 Severn St BOX HILL NORTH 3129 (REI)





Price: \$1,150,000 Method: Auction Sale Date: 10/09/2022

Property Type: Townhouse (Res)

Agent Comments

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



