

# 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

2/4 Cole Court, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$957,500

Property Type Unit

Suburb Box Hill North

Period - From 01/07/2022

to 30/09/2022

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 | 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



4 3 2

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median Unit Price**

September quarter 2022: \$957,500

## Comparable Properties



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

**Agent Comments**

4 3 2

**Price:** \$1,228,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** Townhouse (Res)

**Land Size:** 239 sqm approx



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

**Agent Comments**

4 3 2

**Price:** \$1,216,000

**Method:** Private Sale

**Date:** 17/09/2022

**Property Type:** Townhouse (Single)



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

**Agent Comments**

4 3 1

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 10/09/2022

**Property Type:** Townhouse (Res)