

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

17 Second Avenue, Box Hill North Vic 3129

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,333,000

Property Type

House

Suburb

Box Hill North

Period - From

01/07/2023

to

30/09/2023

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	15 Roselea St BOX HILL NORTH 3129	\$1,420,000	15/12/2023
2	2 Benjamin St BOX HILL NORTH 3129	\$1,400,000	25/11/2023
3	44 Marshall Rd BOX HILL NORTH 3129	\$1,390,000	02/12/2023

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:

16/12/2023 16:34



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000
Median House Price
September quarter 2023: \$1,333,000

Comparable Properties



15 Roselea St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,420,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 763 sqm approx



2 Benjamin St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 695 sqm approx



44 Marshall Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,390,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 640 sqm approx

Account - Marshall White | P: 03 9822 9999