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	

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 \$1,33	33,000 Pr	operty Type	House		Suburb	Box Hill North
Period - From 01/0	7/2023 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

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 comparableproperties 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









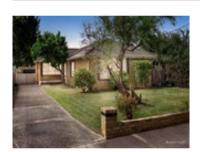




Property Type: Agent Comments

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)





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



2 Benjamin St BOX HILL NORTH 3129 (REI)

= 3







Price: \$1,400,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res) Land Size: 695 sqm approx Agent Comments



44 Marshall Rd BOX HILL NORTH 3129 (REI)





Price: \$1,390,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 640 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999



