

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 9 Paisley Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,445,500 Property Type House Suburb Box Hill North

Period - From 01/10/2021 to 31/12/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

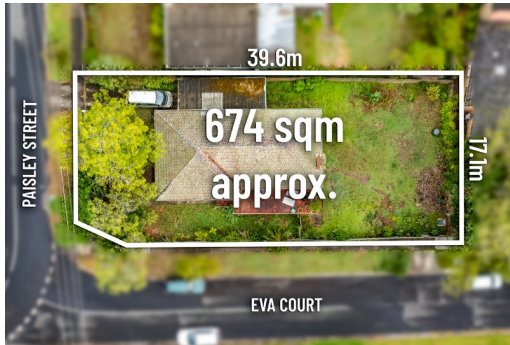
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	588 Elgar Rd BOX HILL NORTH 3129	\$1,300,000	11/02/2022
2	7 Rye St BOX HILL NORTH 3129	\$1,300,000	18/10/2021
3	20 Heathfield Rise BOX HILL NORTH 3129	\$1,285,000	30/10/2021

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: 05/04/2022 11:28



Rooms: 4
Property Type: House
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2021: \$1,445,500

Comparable Properties



588 Elgar Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,300,000
Method: Sold Before Auction
Date: 11/02/2022
Property Type: House (Res)
Land Size: 702 sqm approx

7 Rye St BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$1,300,000
Method: Sale
Date: 18/10/2021
Property Type: House (Res)
Land Size: 581 sqm approx



20 Heathfield Rise BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,285,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Harcourts Box Hill TSL | P: 03 98889966