

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

1/11 Wimmera Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$908,000 Property Type Unit 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	2/65 Medway St BOX HILL NORTH 3129	\$1,096,000	25/11/2023
2	2/1 Wimmera St BOX HILL NORTH 3129	\$976,000	25/03/2023
3	2/15 Twyford St BOX HILL NORTH 3129	\$900,000	23/03/2023

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: 18/12/2023 10:00



 3  1  1

Property Type: UNIT
Land Size: 378 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median Unit Price
 September quarter 2023: \$908,000

Comparable Properties



2/65 Medway St BOX HILL NORTH 3129 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,096,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit
Land Size: 339 sqm approx



2/1 Wimmera St BOX HILL NORTH 3129 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$976,000
Method: Auction Sale
Date: 25/03/2023
Property Type: Unit
Land Size: 349 sqm approx



2/15 Twyford St BOX HILL NORTH 3129 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 23/03/2023
Property Type: Unit
Land Size: 220 sqm approx

Account - Barry Plant | P: 03 9842 8888