

## 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

1/23 WIMMERA STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$682,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

1/900 STATION STREET BOX HILL NORTH VIC 3129	\$659,000	11-Dec-23
3/18 SEVERN STREET BOX HILL NORTH VIC 3129	\$691,000	20-Apr-24
3/76 SEVERN STREET BOX HILL NORTH VIC 3129	\$680,000	27-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 04 May 2024



**1/900 STATION STREET BOX HILL  
NORTH VIC 3129**

2 1 1

Sold Price

**\$659,000**

Sold Date

**11-Dec-23**

Distance

**0.3km**



**3/18 SEVERN STREET BOX HILL  
NORTH VIC 3129**

2 1 1

Sold Price

<sup>RS</sup> **\$691,000**

Sold Date

**20-Apr-24**

Distance

**0.68km**



**3/76 SEVERN STREET BOX HILL  
NORTH VIC 3129**

2 1 1

Sold Price

<sup>RS</sup> **\$680,000**

Sold Date

**27-Apr-24**

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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