

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

1/3 Ovens Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$733,000 Property Type Unit Suburb Box Hill North

Period - From 20/05/2023 to 19/05/2024 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	3/18 Severn St BOX HILL NORTH 3129	\$691,000	20/04/2024
2	1/21 Thames St BOX HILL 3128	\$663,000	11/05/2024
3	3/28 Simpsons Rd BOX HILL 3128	\$662,500	16/02/2024

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:

20/05/2024 16:50



 2  1  1

Property Type: Unit
Land Size: 246 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
20/05/2023 - 19/05/2024: \$733,000

Comparable Properties



3/18 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

 2  1  1

Price: \$691,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Unit
Land Size: 145 sqm approx



1/21 Thames St BOX HILL 3128 (REI)

Agent Comments

 2  1  1

Price: \$663,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit



3/28 Simpsons Rd BOX HILL 3128 (REI/VG)

Agent Comments

 2  1  1

Price: \$662,500
Method: Sold Before Auction
Date: 16/02/2024
Property Type: House (Res)

Account - Barry Plant | P: 03 9842 8888