

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

1/5 KAREN STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/53 SHANNON STREET BOX HILL NORTH VIC 3129	\$965,000	01-Apr-23
1/52 LINDA AVENUE BOX HILL NORTH VIC 3129	\$955,000	02-Apr-22
1/20 KAREN STREET BOX HILL NORTH VIC 3129	\$959,000	28-Feb-22

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: 16 January 2024



**2/53 SHANNON STREET BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price

\$965,000

Sold Date

01-Apr-23

Distance

1.47km



**1/52 LINDA AVENUE BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price

\$955,000

Sold Date

02-Apr-22

Distance

1.17km



**1/20 KAREN STREET BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price

\$959,000

Sold Date

28-Feb-22

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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