

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

10 EDWIN 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

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$1,320,000

Property type

House

Suburb

Box Hill North

Period - From

01 Nov 2022

to

31 Oct 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 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
58 KENMARE STREET MONT ALBERT VIC 3127	\$2,265,000	19-May-23
32 BAIRD STREET SOUTH DONCASTER VIC 3108	\$2,150,000	20-Jun-23
3 IDINIA COURT DONCASTER VIC 3108	\$2,030,000	14-May-23

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: 10 November 2023