

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

15 Garden Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,411,000 Property Type House Suburb Box Hill North

Period - From 01/10/2023 to 31/12/2023 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	15 Gifford Rd DONCASTER 3108	\$2,980,000	24/12/2023
2	10 Edwin St BOX HILL NORTH 3129	\$2,900,500	16/12/2023
3			

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:

05/04/2024 09:39



 5  5  2

Property Type: House
Land Size: 596 sqm approx
Agent Comments

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

December quarter 2023: \$1,411,000

Comparable Properties



15 Gifford Rd DONCASTER 3108 (REI/VG)

Agent Comments

 5  5  3

Price: \$2,980,000
Method: Private Sale
Date: 24/12/2023
Property Type: House
Land Size: 725 sqm approx



10 Edwin St BOX HILL NORTH 3129 (REI)

Agent Comments

 7  7  2

Price: \$2,900,500
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 621 sqm approx

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.