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	17 Second Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,050,000 & $1,150,000

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	3 Aspinall Rd BOX HILL NORTH 3129	$1,199,000	23/03/2024
2	1 Katrina St BLACKBURN NORTH 3130	$1,046,000	21/12/2023
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: 27/03/2024 14:14

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Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2023: $1,411,000

Comparable Properties

3 Aspinall Rd BOX HILL NORTH 3129 (REI)

3 1 3

Price: $1,199,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 545 sqm approx

Agent Comments

1 Katrina St BLACKBURN NORTH 3130 (REI/VG)

3 1 3

Price: $1,046,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 581 sqm approx

Agent Comments

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.

Account - Jellis Craig | P: (03) 9908 5700