

# 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 2/1-3 Grenville Street, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$922,000 Property Type Unit Suburb Box Hill North

Period - From 01/07/2022 to 30/06/2023 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 | 5/49 Victoria St BOX HILL 3128       | \$710,000 | 03/05/2023   |
| 2 | 2/425 Middleborough Rd BOX HILL 3128 | \$682,000 | 08/05/2023   |
| 3 | 1/68 Medway St BOX HILL NORTH 3129   | \$671,000 | 25/09/2023   |

**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: 06/10/2023 17:48



2   
 1   
 2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$650,000 - \$700,000  
**Median Unit Price**  
 Year ending June 2023: \$922,000

## Comparable Properties



**5/49 Victoria St BOX HILL 3128 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 03/05/2023  
**Property Type:** Unit  
**Land Size:** 198 sqm approx



**2/425 Middleborough Rd BOX HILL 3128 (VG)**

**Agent Comments**

2   
 -   
 -

**Price:** \$682,000  
**Method:** Sale  
**Date:** 08/05/2023  
**Property Type:** Flat/Unit/Apartment (Res)



**1/68 Medway St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

2   
 1   
 1

**Price:** \$671,000  
**Method:** Private Sale  
**Date:** 25/09/2023  
**Property Type:** Unit  
**Land Size:** 130 sqm approx

**Account - Barry Plant | P: 03 9842 8888**