## 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	2/1-3 Grenville Street, Box Hill North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

### Median sale price

Median price	\$922,000	Pro	perty Type Un	it		Suburb	Box Hill North
Period - From	01/07/2022	to	30/06/2023	Sc	ource	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

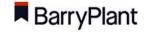
Add	dress of comparable property	Price	Date of sale
1	5/49 Victoria St BOX HILL 3128	\$710,000	03/05/2023
2	2/425 Middleborough Rd BOX HILL 3128	\$682,000	08/05/2023
3	1/68 Medway St BOX HILL NORTH 3129	\$671,000	25/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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









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)



Price: \$710,000

Method: Sold Before Auction

Date: 03/05/2023 Property Type: Unit

Land Size: 198 sqm approx

**Agent Comments** 



2/425 Middleborough Rd BOX HILL 3128 (VG)

**———** 2







Price: \$682,000 Method: Sale Date: 08/05/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

**--** 2

Price: \$671,000 Method: Private Sale Date: 25/09/2023 Property Type: Unit

Land Size: 130 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



