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	2/11 Wimmera 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

Range between	\$880,000	&	\$968,000
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Median sale price

Median price	\$774,000	Pro	perty Type U	nit		Suburb	Box Hill North
Period - From	01/10/2023	to	31/12/2023	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

Address of comparable property		Price	Date of sale
1	4/3 Brougham St BOX HILL 3128	\$905,500	24/02/2024
2	2/483 Middleborough Rd BOX HILL NORTH 3129	\$880,000	17/02/2024
3	5/6 Camelia St BOX HILL 3128	\$921,000	28/10/2023

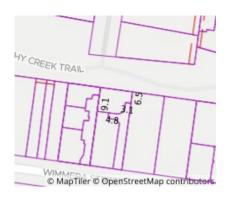
OR

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:	08/04/2024 14:45









Property Type: Unit

Land Size: 224sqm sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$968,000 **Median Unit Price** December quarter 2023: \$774,000

Comparable Properties



4/3 Brougham St BOX HILL 3128 (REI)



Price: \$905,500 Method: Auction Sale Date: 24/02/2024 Property Type: Unit Land Size: 256 sqm approx **Agent Comments**



2/483 Middleborough Rd BOX HILL NORTH

3129 (REI)





Price: \$880,000 Method: Auction Sale Date: 17/02/2024 Property Type: Unit

Land Size: 229 sqm approx

Agent Comments



5/6 Camelia St BOX HILL 3128 (REI/VG)

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Price: \$921,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit Land Size: 254 sqm approx Agent Comments

Account - Barry Plant | P: (03) 9431 1243



