

# 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

2/11 Wimmera 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 \$880,000 & \$968,000

### Median sale price

Median price \$774,000 Property Type Unit 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	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 comparable properties 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



3 1 1

**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)**

**Agent Comments**

3 1 2

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



**2/483 Middleborough Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$880,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** Unit  
**Land Size:** 229 sqm approx



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

**Agent Comments**

3 2 2

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

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