

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

2/12 KAREN STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

2/46 GEDYE STREET DONCASTER EAST VIC 3109	\$1,155,000	21-Oct-23
2/2 KNEALE DRIVE BOX HILL NORTH VIC 3129	\$1,160,000	27-Jan-24
2/7 CAMPASPE STREET BOX HILL NORTH VIC 3129	\$1,190,000	04-Jan-24

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 6 months.

This Statement of Information was prepared on: 17 April 2024



**2/46 GEDYE STREET DONCASTER
EAST VIC 3109**

 3  2  2

Sold Price

\$1,155,000

Sold Date

21-Oct-23

Distance

0.87km



**2/2 KNEALE DRIVE BOX HILL
NORTH VIC 3129**

 3  2  1

Sold Price

\$1,160,000

Sold Date

27-Jan-24

Distance

1.08km



**2/7 CAMPASPE STREET BOX HILL
NORTH VIC 3129**

 3  2  2

Sold Price

\$1,190,000

Sold Date

04-Jan-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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