

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

2/33 PETER 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

\$950,000

&

\$999,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Mar 2023

to

29 Feb 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

3/102-106 WATTS STREET BOX HILL NORTH VIC 3129	\$990,000	02-Dec-23
2/16-18 WHITTENS LANE DONCASTER VIC 3108	\$992,000	09-Dec-23
4/734 DONCASTER ROAD DONCASTER VIC 3108	\$985,000	01-Feb-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: 21 March 2024



3/102-106 WATTS STREET BOX HILL NORTH VIC 3129

3 2 2

Sold Price **\$990,000** Sold Date **02-Dec-23**

Distance **1.28km**



2/16-18 WHITTENS LANE DONCASTER VIC 3108

3 2 2

Sold Price **\$992,000** Sold Date **09-Dec-23**

Distance **0.69km**



4/734 DONCASTER ROAD DONCASTER VIC 3108

3 3 2

Sold Price **\$985,000** Sold Date **01-Feb-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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