

# 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

2/75 Tyne 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 \$700,000 & \$770,000

### Median sale price

Median price \$908,000 Property Type Unit Suburb Box Hill North

Period - From 01/07/2023 to 30/09/2023 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	2/24-26 Brougham St BOX HILL 3128	\$805,000	29/07/2023
2	4/38a Thames St BOX HILL NORTH 3129	\$756,000	19/09/2023
3	4/186 Dorking Rd BOX HILL NORTH 3129	\$732,000	25/11/2023

**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:

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## 2/75 Tyne Street, Box Hill North

### Additional information

Council Rates: \$TBC

Water Rates: TBC

Owners Corp: \$TBC

General Residential Zone- Schedule 1

Significant Overlay- Schedule 9

Land size: 157sqm approx.

Recently renovated bathroom

Updated kitchen with gas cooktop, electric oven

Dishwasher

Hardwood timber floorboards throughout

Gas ducted heating

Large lounge room with AC unit

2 large bedrooms with BIRs

Large paved alfresco area

Single garage with auto door

### Rental Estimate

\$500per week based on current market conditions

### Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected

### Close proximity to

#### Schools

Box Hill North Primary- Elizabeth St, Box Hill North (1.7km)

Koonung Secondary- Elgar Rd, Mont Albert North (1.4km)

Our Lady of Sion- Whitehorse Rd, Box Hill (1.7km)

Box Hill Senior Secondary- Dunloe Ave, Mont Albert (1.1km)

#### Shops

Box Hill Central- Whitehorse Rd, Box Hill (1.1km)

Blackburn Square- Springfield Rd, Blackburn (3.1km)

Westfield Doncaster- Doncaster Rd, Doncaster (3km)

#### Parks

Box Hill Gardens- Nelson Rd, Box Hill (600m)

Hagenauer Reserve- Hillside Pde, Box Hill North (350m)

Koonung Creek Trail- Elgar Rd, Mont Albert North (1.8km)

#### Transport

Box Hill Train Station (1.1km)

Tram 109 Box Hill – Port Melbourne (1km)

Bus 207 City to Doncaster Shopping Centre

Bus 612 Box Hill to Chadstone via Surrey Hills

Eastern Freeway (2km)

#### Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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