

## 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

2/86 SHANNON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,190,000

&

\$1,290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 May 2023

to

30 Apr 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

3/9 WIMMERA STREET BOX HILL NORTH VIC 3129	\$1,250,000	-
5 MARGARET STREET BOX HILL NORTH VIC 3129	\$1,186,000	14-Mar-24
2/5 WATTLE STREET BOX HILL NORTH VIC 3129	\$1,450,000	25-Nov-23

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: 06 May 2024



**3/9 WIMMERA STREET BOX HILL  
 NORTH VIC 3129**

3 2 2

Sold Price **\$1,250,000** Sold Date -

Distance -



**5 MARGARET STREET BOX HILL  
 NORTH VIC 3129**

3 2 1

Sold Price <sup>RS</sup> **\$1,186,000** Sold Date **14-Mar-24**

Distance **1.35km**



**2/5 WATTLE STREET BOX HILL  
 NORTH VIC 3129**

3 3 2

Sold Price **\$1,450,000** Sold Date **25-Nov-23**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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