

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 BENJAMIN 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

\$1,320,000

Property type

House

Suburb

Box Hill North

Period - From

01 Oct 2022

to

30 Sep 2023

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 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
633 ELGAR ROAD MONT ALBERT NORTH VIC 3129	\$1,119,600	13-May-23
39 GEDYE STREET DONCASTER EAST VIC 3109	\$1,200,000	10-Aug-23
6 SELWYN STREET BLACKBURN VIC 3130	\$1,085,000	06-May-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 six months.~~

This Statement of Information was prepared on: 17 October 2023