

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

25/114 SHANNON 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Box Hill North

Period-from

18 Nov 2023

to

18 May 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

2/22 TYNE STREET BOX HILL NORTH VIC 3129	\$720,000	02-Mar-24
2/29 JAMES STREET BOX HILL VIC 3128	\$670,000	23-Apr-24
3/76 SEVERN STREET BOX HILL NORTH VIC 3129	\$680,000	27-Apr-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: 18 May 2024