

# 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

27 Harrison 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 \$1,750,000 & \$1,925,000

### Median sale price

Median price \$1,361,500 Property Type House Suburb Box Hill North

Period - From 05/04/2023 to 04/04/2024 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	11 Evan St BOX HILL NORTH 3129	\$1,926,000	09/12/2023
2	26 Katrina St BLACKBURN NORTH 3130	\$1,830,000	16/03/2024
3	50 Harrison St BOX HILL NORTH 3129	\$1,538,000	16/03/2024

**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:

05/04/2024 12:43



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 626 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,750,000 - \$1,925,000  
**Median House Price**  
 05/04/2023 - 04/04/2024: \$1,361,500

## Comparable Properties



**11 Evan St BOX HILL NORTH 3129 (REI/VG)** Agent Comments



**Price:** \$1,926,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House  
**Land Size:** 772 sqm approx



**26 Katrina St BLACKBURN NORTH 3130 (REI)** Agent Comments



**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 584 sqm approx



**50 Harrison St BOX HILL NORTH 3129 (REI)** Agent Comments



**Price:** \$1,538,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx

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