Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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3/3 Peter Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

narige between \$090,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$774,000	Pro	perty Type	Jnit		Suburb	Box Hill North
Period - From	01/10/2023	to	31/12/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	4/29 Boondara Rd MONT ALBERT NORTH 3129	\$720,000	16/12/2023
2	2/81 Severn St BOX HILL NORTH 3129	\$710,000	01/12/2023
3	5/787 Elgar Rd DONCASTER 3108	\$690,000	19/12/2023

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:	29/01/2024 06:50



Date of sale





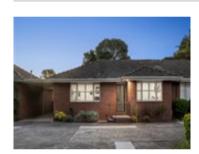


Rooms: 4

Property Type: Unit **Agent Comments**

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** December quarter 2023: \$774,000

Comparable Properties



4/29 Boondara Rd MONT ALBERT NORTH

3129 (REI)

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Price: \$720,000 Method: Auction Sale Date: 16/12/2023 Property Type: Unit Land Size: 145 sqm approx **Agent Comments**



2/81 Severn St BOX HILL NORTH 3129 (REI)

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Price: \$710,000

Method: Sold Before Auction

Date: 01/12/2023 Property Type: Unit **Agent Comments**



5/787 Elgar Rd DONCASTER 3108 (REI)

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Price: \$690,000 Method: Private Sale Date: 19/12/2023 Property Type: Unit Land Size: 185 sqm approx Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



