

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

3/7 Court Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,536,000 Property Type House Suburb Box Hill

Period - From 01/04/2022 to 31/03/2023 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	Price	Date of sale
1	2/19 Tyne St BOX HILL NORTH 3129	\$1,156,000	15/04/2023
2	1/20 South Pde BLACKBURN 3130	\$1,000,000	24/04/2023
3	4/13 Simpsons Rd BOX HILL 3128	\$985,000	03/05/2023

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:

13/07/2023 19:07



3 2 1

Rooms: 6
Property Type: Townhouse (Single)
Land Size: 131 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending March 2023: \$1,536,000

Comparable Properties



2/19 Tyne St BOX HILL NORTH 3129 (REI/VG)

3 2 1

Price: \$1,156,000
Method: Auction Sale
Date: 15/04/2023
Property Type: Townhouse (Res)

Agent Comments

Comparable internal accommodation, more recently updated.



1/20 South Pde BLACKBURN 3130 (REI/VG)

3 2 1

Price: \$1,000,000
Method: Private Sale
Date: 24/04/2023
Property Type: Townhouse (Res)
Land Size: 217 sqm approx

Agent Comments

Comparable internal accommodation, more recently updated finishes, but a less desirable location neighbouring the train line.



4/13 Simpsons Rd BOX HILL 3128 (REI)

3 2 2

Price: \$985,000
Method: Private Sale
Date: 03/05/2023
Property Type: Townhouse (Single)

Agent Comments

Comparable internal accommodation and land size.

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