## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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	Pro	perty 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

Add	dress 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 comparableproperties 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













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)



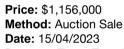




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#### Agent Comments

Comparable internal accommodation, more recently updated.



Property Type: Townhouse (Res)



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

**—** 3







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)





Price: \$985,000 Method: Private Sale Date: 03/05/2023

Property Type: Townhouse (Single)

#### Agent Comments

Comparable internal accommodation and land

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



