### 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	3/9 Wimmera Street, Box Hill North Vic 3129
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,118,500	Pro	perty Type To	wnhouse		Suburb	Box Hill North
Period - From	30/01/2023	to	29/01/2024	s	ource	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	1/1 Malabar Rd BLACKBURN 3130	\$1,230,000	30/09/2023
2	3/492 Middleborough Rd BLACKBURN 3130	\$1,200,000	05/08/2023
3	5/93 Harrison St BOX HILL NORTH 3129	\$1,160,000	17/08/2023

#### 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:	30/01/2024 19:29



# **McGrath**





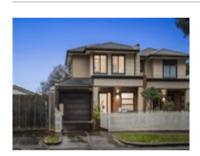




Property Type: Townhouse **Agent Comments** 

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median Townhouse Price** 30/01/2023 - 29/01/2024: \$1,118,500

## Comparable Properties



1/1 Malabar Rd BLACKBURN 3130 (REI/VG)





Price: \$1,230,000 Method: Auction Sale Date: 30/09/2023

Property Type: Townhouse (Res) Land Size: 183 sqm approx

**Agent Comments** 



3/492 Middleborough Rd BLACKBURN 3130

(REI/VG)





Price: \$1,200,000 Method: Auction Sale

Date: 05/08/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



5/93 Harrison St BOX HILL NORTH 3129 (VG)

Price: \$1,160,000 Method: Sale Date: 17/08/2023

Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



