

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

5/29 Karen Street, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$880,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/01/2023

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	Price	Date of sale
1	2/14 Stanley Gr BLACKBURN 3130	\$1,133,000	14/10/2023
2			
3			

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:

04/04/2024 11:24



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
Year ending December 2023: \$880,000

Comparable Properties



2/14 Stanley Gr BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,133,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Townhouse (Res)
Land Size: 150 sqm approx

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.

Account - VICPROP



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