

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 5/41 Shannon 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 \$1,049,000 Property Type Townhouse Suburb Box Hill North

Period - From 06/04/2023 to 05/04/2024 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	1/471 Middleborough Rd BOX HILL NORTH 3129	\$1,093,000	25/11/2023
2	1/6 Campaspe St BOX HILL NORTH 3129	\$1,086,000	16/03/2024
3	37 Kurrajong Way BLACKBURN NORTH 3130	\$1,000,000	01/03/2024

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: 06/04/2024 09:22



 4
  2
  2

Property Type: Townhouse (Single)

Land Size: 204 sqm approx

Agent Comments

- Built around 2021
- Body corp fees approx. \$1034 per year
- Council rate approx. \$1036 per year

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Townhouse Price
 06/04/2023 - 05/04/2024: \$1,049,000

Comparable Properties



1/471 Middleborough Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments

 3
  3
  1

Price: \$1,093,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)

Land Size: 220 sqm approx

1/6 Campaspe St BOX HILL NORTH 3129 (REI)

Agent Comments

 3
  2
  2

Price: \$1,086,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit



37 Kurrajong Way BLACKBURN NORTH 3130 (REI)

Agent Comments

 3
  2
  2

Price: \$1,000,000

Method: Private Sale

Date: 01/03/2024

Property Type: Townhouse (Single)