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	

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,411,000	Pro	perty Type	House		Suburb	Box Hill North
Period - From	01/10/2023	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

Add	dress of comparable property	Price	Date of sale
1	15 Roselea St BOX HILL NORTH 3129	\$1,420,000	15/12/2023
2	16 Vista Ct BOX HILL NORTH 3129	\$1,363,000	09/03/2024
3	3 Benjamin St BOX HILL NORTH 3129	\$1,284,500	09/03/2024

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:	25/03/2024 12:36





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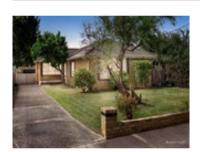
Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2023: \$1,411,000





Property Type: Land Land Size: 866 sqm approx Agent Comments

Comparable Properties



15 Roselea St BOX HILL NORTH 3129 (REI/VG) Agent Comments

□ 3 **□** 2 **□**

Price: \$1,420,000 Method: Private Sale Date: 15/12/2023 Property Type: House Land Size: 763 sqm approx



16 Vista Ct BOX HILL NORTH 3129 (REI)

1 4 **-** 2 **-** 2

Price: \$1,363,000 **Method:** Auction Sale **Date:** 09/03/2024

Property Type: House (Res) **Land Size:** 563 sqm approx

Agent Comments



3 Benjamin St BOX HILL NORTH 3129 (REI)

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Price: \$1,284,500 **Method:** Auction Sale **Date:** 09/03/2024

Property Type: House (Res) Land Size: 534 sqm approx Agent Comments

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



