

## 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

58 TWYFORD STREET BOX HILL NORTH VIC 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Box Hill North

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

|   |             |           |
|---|-------------|-----------|
| 6 DAISY COURT BOX HILL NORTH VIC 3129         | \$1,200,000 | 22-Nov-23 |
| 18 CURRIE STREET BOX HILL NORTH VIC 3129      | \$1,197,000 | 02-Sep-23 |
| 3 CHERRY ORCHARD RISE BOX HILL NORTH VIC 3129 | \$1,165,000 | 02-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 19 February 2024



## 6 DAISY COURT BOX HILL NORTH VIC 3129

3 1 2

Sold Price **\$1,200,000** Sold Date **22-Nov-23**

Distance **1.45km**



## 18 CURRIE STREET BOX HILL NORTH VIC 3129

3 1 2

Sold Price **\$1,197,000** Sold Date **02-Sep-23**

Distance **0.87km**



## 3 CHERRY ORCHARD RISE BOX HILL NORTH VIC 3129

3 1 2

Sold Price **\$1,165,000** Sold Date **02-Sep-23**

Distance **0.8km**

RS = Recent sale      UN = Undisclosed Sale

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