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

64 Shannon Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$1,290,500	Pro	operty Type	Hou	se		Suburb	Box Hill North	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	59 Peter St BOX HILL NORTH 3129	\$1,369,000	03/06/2023
2	12 Olympiad Cr BOX HILL NORTH 3129	\$1,310,000	27/05/2023
3	38 Olympiad Cr BOX HILL NORTH 3129	\$1,250,000	18/02/2023

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:

11/07/2023 16:42









Rooms: 1 Property Type: House Land Size: 771 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price March quarter 2023: \$1,290,500

Comparable Properties



59 Peter St BOX HILL NORTH 3129 (REI)



Price: \$1,369,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 696 sqm approx Agent Comments



12 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments

Agent Comments



Price: \$1,310,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res)



38 Olympiad Cr BOX HILL NORTH 3129 (REI/VG)



Price: \$1,250,000 Method: Auction Sale Date: 18/02/2023 Property Type: House (Res) Land Size: 696 sqm approx

Account - Barry Plant | P: 03 9842 8888





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