

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,290,500 Property Type House Suburb Box Hill North

Period - From 01/01/2023 to 31/03/2023 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	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)**

Agent Comments



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



**12 Olympiad Cr BOX HILL NORTH 3129 (REI)**

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)**

Agent Comments



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

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