

# 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

9 Bell 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 \$850,000 & \$930,000

### Median sale price

Median price \$908,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2022 to 30/09/2023 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	25 Mersey St BOX HILL NORTH 3129	\$1,120,000	07/10/2023
2	18 Kerrimuir St BOX HILL NORTH 3129	\$991,000	27/05/2023
3	3/2 Leach Av BOX HILL NORTH 3129	\$908,000	09/08/2023

**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:

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## 9 Bell Street, Box Hill North

### Additional information

Council Rates: TBC  
Building size: 132sqm approx.  
Landsize: 347m2 (approx.)  
2 x toilets  
Gas hot water system  
Split system air-conditioning  
Gas ducted heating  
Ceiling fans x 2  
Updated kitchen  
Gas cooktop  
Westinghouse oven  
Semi ensuite bathroom  
Large laundry with storage  
Paved outdoor alfresco area with water feature  
Single lock up garage

### Rental Estimate

\$480 - \$530 per week

### Close proximity to

**Schools** Box Hill North Primary School (zoned) - 700m  
Kerrimuir Primary School - 950m  
Koonung High School (zoned) - 2.1km  
Blackburn High School - 2.7km

**Shops** Box Hill Central, Whitehorse Rd, Box Hill - 1.9km  
Westfield Doncaster, Doncaster Rd, Doncaster - 2.0km  
Blackburn Square, Springfield Rd, Blackburn - 2.8km

**Parks** Tassells Park, Box Hill North - 300m  
Memorial Park Playground - 500m  
Koonung Creek Trail & Box Hill North tennis club - 900m  
Box Hill Gardens - 1.4km

**Transport** Box Hill Train Station (2.0km)  
Bus 207 City - Doncaster via Kew Junction  
Bus 903 Mordialloc - Altona  
Eastern Freeway

### Terms

30/60 days or any other such terms that have been agreed to in writing

### Chattels

All fixed floor coverings and fixed light fittings as inspected



**Rachel Waters**  
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**Kong Ling**  
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Disclaimer: the information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.

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