

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 THIRD AVENUE BOX HILL NORTH VIC 3129

Indicative selling price

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

Single Price

or range
between

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,333,000

Property type

House

Suburb

Box Hill North

Period-from

22 July 2023

to

22 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

5/231 DORKING ROAD BOX HILL NORTH VIC 3129	\$850,000	21-Oct-23
4/29-31 MERSEY STREET BOX HILL NORTH VIC 3129	\$833,000	09-Dec-23
4/38A THAMES STREET BOX HILL NORTH VIC 3129	\$756,000	19-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: 22 January 2024