

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

10 Edwin Street, Box Hill North Vic 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Box Hill North

Period - From 01/01/2021 to 31/03/2021 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	3 Valda Av MONT ALBERT NORTH 3129	\$1,160,000	10/12/2020
2	1 Twyford St BOX HILL NORTH 3129	\$1,150,000	23/01/2021
3	1 Goulburn St BOX HILL NORTH 3129	\$1,050,000	17/04/2021

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:

03/05/2021 15:14



2 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 623 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2021: \$1,300,000

Comparable Properties



3 Valda Av MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

3 1 2

Price: \$1,160,000
Method: Private Sale
Date: 10/12/2020
Property Type: House
Land Size: 604 sqm approx



1 Twyford St BOX HILL NORTH 3129 (REI)

Agent Comments

2 1 1

Price: \$1,150,000
Method: Auction Sale
Date: 23/01/2021
Property Type: House (Res)
Land Size: 686 sqm approx



1 Goulburn St BOX HILL NORTH 3129 (REI)

Agent Comments

3 1 1

Price: \$1,050,000
Method: Auction Sale
Date: 17/04/2021
Property Type: House (Res)
Land Size: 666 sqm approx