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	108 Shannon Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,301,000 Property Type House Suburb Box Hill North

Period - From 01/10/2020 to 30/09/2021 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.

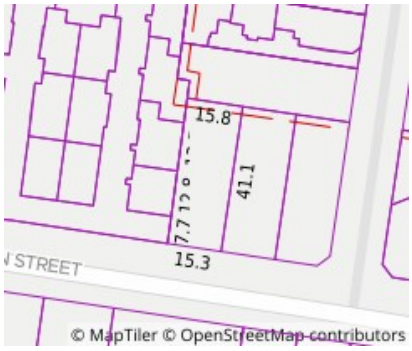
	Address of comparable property	Price	Date of sale
1	20 Heathfield Rise BOX HILL NORTH 3129	$1,285,000	30/10/2021
2	12 Dane St BOX HILL NORTH 3129	$1,220,000	26/06/2021
3	45 Trawool St BOX HILL NORTH 3129	$1,205,000	26/06/2021

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: 01/11/2021 12:01

108 Shannon Street, Box Hill North Vic 3129



3 - 1

Rooms: 1
Property Type: House
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending September 2021: $1,301,000

Comparable Properties



20 Heathfield Rise BOX HILL NORTH 3129 (REI)

3 1 1

Price: $1,285,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



12 Dane St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $1,220,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 595 sqm approx

Agent Comments



45 Trawool St BOX HILL NORTH 3129 (REI/VG)

3 1 1

Price: $1,205,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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