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 Inglis Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,445,500 Property Type House Suburb Box Hill North

Period - From 01/10/2021 to 31/12/2021 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	108 Shannon St BOX HILL NORTH 3129	$1,250,000	27/11/2021
2	66 Wetherby Rd DONCASTER 3108	$1,228,500	04/12/2021
3	2/497 Elgar Rd MONT ALBERT NORTH 3129	$1,130,000	11/12/2021

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: 02/02/2022 09:34

9 Inglis Street, Box Hill North Vic 3129



3 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2021: $1,445,500

Comparable Properties



108 Shannon St BOX HILL NORTH 3129 (REI)

3 1 1

Price: $1,250,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 651 sqm approx

Agent Comments



66 Wetherby Rd DONCASTER 3108 (REI/VG)

4 2 1

Price: $1,228,500
Method: Auction Sale
Date: 04/12/2021
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



2/497 Elgar Rd MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,130,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)

Agent Comments

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

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