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	1/36 Clyde Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $900,000 Property Type Unit Suburb Box Hill North

Period - From 01/07/2021 to 30/06/2022 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	2a Cherry Orchard Rise BOX HILL NORTH 3129	$900,000	19/02/2022
2	2/17 Lexton Rd BOX HILL NORTH 3129	$960,000	24/01/2022
3	2/2 Leach Av BOX HILL NORTH 3129	$965,000	05/07/2022

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: 15/07/2022 16:04

1/36 Clyde Street, Box Hill North Vic 3129



3 2

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
Year ending June 2022: $900,000

Comparable Properties



2a Cherry Orchard Rise BOX HILL NORTH 3129 (REI/VG)

3 2 1

Price: $900,000
Method: Private Sale
Date: 19/02/2022
Property Type: House
Land Size: 216 sqm approx

Agent Comments



2/17 Lexton Rd BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $960,000
Method: Private Sale
Date: 24/01/2022
Property Type: Townhouse (Single)

Agent Comments



2/2 Leach Av BOX HILL NORTH 3129 (REI)

3 2 2

Price: $965,000
Method: Private Sale
Date: 05/07/2022
Property Type: Unit

Agent Comments

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

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