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	3 Werder Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,345,000 Property Type House Suburb Box Hill North

Period - From 01/01/2022 to 31/03/2022 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	16 Simmons St BOX HILL NORTH 3129	$1,467,000	08/05/2022
2	4 Marama St BOX HILL NORTH 3129	$1,330,000	18/06/2022
3	25 Second Av BOX HILL NORTH 3129	$1,301,500	25/06/2022

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: 05/07/2022 11:02

3 Werder Street, Box Hill North Vic 3129



3 2 2

Rooms: 6
Property Type: House
Land Size: 830 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2022: $1,345,000

Comparable Properties

16 Simmons St BOX HILL NORTH 3129 (REI)

5 3 1

Price: $1,467,000
Method: Auction Sale
Date: 08/05/2022
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



4 Marama St BOX HILL NORTH 3129 (REI)

3 2 2

Price: $1,330,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments



25 Second Av BOX HILL NORTH 3129 (REI)

3 1 2

Price: $1,301,500
Method: Auction Sale
Date: 25/06/2022
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments

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

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