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	2 Twyford 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 $1,290,500 Property Type House Suburb Box Hill North

Period - From 01/01/2023 to 31/03/2023 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	4 Ferris Av BOX HILL NORTH 3129	$1,251,500	06/05/2023
2	2 Sussex St BLACKBURN NORTH 3130	$1,230,000	13/05/2023
3	16 Bishop St BOX HILL 3128	$1,160,000	24/06/2023

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: 28/06/2023 09:55

2 Twyford Street, Box Hill North Vic 3129



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
March quarter 2023: $1,290,500

Comparable Properties

4 Ferris Av BOX HILL NORTH 3129 (REI)

3 1 2

Agent Comments

Price: $1,251,500
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 585 sqm approx



2 Sussex St BLACKBURN NORTH 3130 (REI)

3 1 1

Agent Comments

Price: $1,230,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 680 sqm approx



16 Bishop St BOX HILL 3128 (REI)

4 1 2

Agent Comments

Price: $1,160,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)

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

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