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 Skipton Street, Box Hill Vic 3128

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $1,705,000 Property Type House Suburb Box Hill

Period - From 01/10/2021 to 30/09/2022 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	13 Bass St BOX HILL 3128	$1,705,000	18/06/2022
2	86 Laurel Gr BLACKBURN 3130	$1,670,000	13/08/2022
3	1 Patricia St BOX HILL 3128	$1,650,000	09/07/2022

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: 09/11/2022 06:58

2 Skipton Street, Box Hill Vic 3128



4 3 4

Property Type: House (Previously Occupied - Detached)
Land Size: 867 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending September 2022: $1,705,000

Comparable Properties



13 Bass St BOX HILL 3128 (REI/VG)

4 2 3

Price: $1,705,000
Method: Auction Sale
Date: 18/06/2022
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



86 Laurel Gr BLACKBURN 3130 (REI)

4 2 2

Price: $1,670,000
Method: Private Sale
Date: 13/08/2022
Property Type: House
Land Size: 745 sqm approx

Agent Comments



1 Patricia St BOX HILL 3128 (REI/VG)

4 3 1

Price: $1,650,000
Method: Auction Sale
Date: 09/07/2022
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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