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	1/41-43 Peter Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $680,000 & $730,000

Median sale price

Median price $730,500 Property Type Unit Suburb Box Hill North

Period - From 24/10/2020 to 23/10/2021 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	19/114 Shannon St BOX HILL NORTH 3129	$700,000	30/09/2021
2	3/900 Station St BOX HILL NORTH 3129	$688,100	30/08/2021
3	6/41-43 Peter St BOX HILL NORTH 3129	$660,000	24/05/2021

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: 24/10/2021 13:41

1/41-43 Peter Street, Box Hill North Vic 3129



3 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000 - $730,000
Median Unit Price
24/10/2020 - 23/10/2021: $730,500

Comparable Properties



19/114 Shannon St BOX HILL NORTH 3129 (REI)

2 1 2

Price: $700,000
Method: Private Sale
Date: 30/09/2021
Property Type: Unit
Land Size: 159.87 sqm approx

Agent Comments

2bdr, but also 2 car. Well presented on slightly larger allotment.

3/900 Station St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $688,100
Method: Sold Before Auction
Date: 30/08/2021
Property Type: Unit

Agent Comments

Set back off Station St. 2bdr but similar vintage and otherwise similarly proportioned, less renovated.



6/41-43 Peter St BOX HILL NORTH 3129 (REI)

3 1 1

Price: $660,000
Method: Private Sale
Date: 24/05/2021
Property Type: Unit

Agent Comments

Same complex. Almost identical config, but in dire need of renovation (underway since settlement). Whereas, ours is recently updated.

Account - Hoskins | P: 98747677, 9722 9755

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