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	4/5 Padgham Court, Box Hill North Vic 3129

Indicative selling price

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

Single price $699,000

Median sale price

Median price $881,000 Property Type Unit Suburb Box Hill North

Period - From 01/10/2023 to 30/09/2024 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	2/870 Station St BOX HILL NORTH 3129	$730,500	05/10/2024
2	2/38a Thames St BOX HILL NORTH 3129	$699,998	10/08/2024
3	2/67 Severn St BOX HILL NORTH 3129	$712,000	06/07/2024

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: 12/10/2024 12:31

4/5 Padgham Court, Box Hill North Vic 3129

McGrath

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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$699,000
Median Unit Price
Year ending September 2024: $881,000

Comparable Properties



2/870 Station St BOX HILL NORTH 3129 (REI)

2 1 2

Price: $730,500
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 156 sqm approx

Agent Comments



2/38a Thames St BOX HILL NORTH 3129 (REI/VG)

2 1 1

Price: $699,998
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size: 767 sqm approx

Agent Comments



2/67 Severn St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $712,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit
Land Size: 139 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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