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	2C Ronald Street, Box Hill North Vic 3129

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,200,000 Property Type Townhouse Suburb Box Hill North

Period - From 22/10/2023 to 21/10/2024 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	2/75 Church Rd DONCASTER 3108	$1,030,000	07/09/2024
2	2/378 Belmore Rd MONT ALBERT NORTH 3129	$1,110,000	17/08/2024
3	6 Mayfair MONT ALBERT NORTH 3129	$1,040,000	29/07/2024

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: 22/10/2024 17:06

2C Ronald Street, Box Hill North Vic 3129

Annie Shih
0421 943 079
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3 2 2

Property Type: Townhouse (Single)
Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
22/10/2023 - 21/10/2024: $1,200,000

Comparable Properties



2/75 Church Rd DONCASTER 3108 (REI/VG)

3 2 2

Price: $1,030,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Townhouse (Res)
Land Size: 207 sqm approx

Agent Comments



2/378 Belmore Rd MONT ALBERT NORTH 3129 (REI/VG)

3 2 3

Price: $1,110,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Townhouse (Res)
Land Size: 208 sqm approx

Agent Comments



6 Mayfair MONT ALBERT NORTH 3129 (REI)

3 2 2

Price: $1,040,000
Method: Private Sale
Date: 29/07/2024
Property Type: House (Res)

Agent Comments

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