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 Second Avenue, 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 $1,402,000 Property Type House Suburb Box Hill North

Period - From 01/07/2024 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	5 Ronald St BOX HILL NORTH 3129	$1,303,000	19/10/2024
2	68 Woodhouse Gr BOX HILL NORTH 3129	$1,210,000	19/09/2024
3	35 Eram Rd BOX HILL NORTH 3129	$1,142,000	09/08/2024

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: 06/11/2024 10:25

4 Second Avenue, Box Hill North Vic 3129

Andrew Luke
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4 2 2

Property Type: House
Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2024: $1,402,000

Comparable Properties



5 Ronald St BOX HILL NORTH 3129 (REI)

2 1 1

Price: $1,303,000
Method: Auction Sale
Date: 19/10/2024
Rooms: 4
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



68 Woodhouse Gr BOX HILL NORTH 3129 (VG)

3 - -

Price: $1,210,000
Method: Sale
Date: 19/09/2024
Property Type: House (Res)
Land Size: 754 sqm approx

Agent Comments



35 Eram Rd BOX HILL NORTH 3129 (REI)

3 1 2

Price: $1,142,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 677 sqm approx

Agent Comments

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

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