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	2/4 Cole Court, 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 $957,500 Property Type Unit Suburb Box Hill North

Period - From 01/07/2022 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	3/5 Eva Cr BOX HILL NORTH 3129	$1,228,000	07/05/2022
2	2/2 Cole Ct BOX HILL NORTH 3129	$1,216,000	17/09/2022
3	3/50 Severn St BOX HILL NORTH 3129	$1,150,000	10/09/2022

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: 17/10/2022 20:22

2/4 Cole Court, Box Hill North Vic 3129

McGrath

Leon Li
0450470207
leonli@mcgrath.com.au



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Unit Price
September quarter 2022: $957,500

Comparable Properties



3/5 Eva Cr BOX HILL NORTH 3129 (REI/VG)

4 3 2

Price: $1,228,000
Method: Auction Sale
Date: 07/05/2022
Property Type: Townhouse (Res)
Land Size: 239 sqm approx

Agent Comments



2/2 Cole Ct BOX HILL NORTH 3129 (REI)

4 3 2

Price: $1,216,000
Method: Private Sale
Date: 17/09/2022
Property Type: Townhouse (Single)

Agent Comments



3/50 Severn St BOX HILL NORTH 3129 (REI)

4 3 1

Price: $1,150,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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