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	37 Tyne Street, Box Hill North Vic 3129

Indicative selling price

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

Single price $1,690,000

Median sale price

Median price $1,406,500 Property Type House Suburb Box Hill North

Period - From 01/01/2024 to 31/03/2024 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	23 Twyford St BOX HILL NORTH 3129	$1,695,000	04/11/2023
2	50 Harrison St BOX HILL NORTH 3129	$1,538,000	16/03/2024
3	10 Toogoods Rise BOX HILL NORTH 3129	$1,513,000	25/11/2023

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: 22/04/2024 11:27

37 Tyne Street, Box Hill North Vic 3129

Tim Heavyside
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0403020404
tim@heavyside.co



4 1 1

Property Type: House (Res)
Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price
$1,690,000
Median House Price
March quarter 2024: $1,406,500

Comparable Properties

23 Twyford St BOX HILL NORTH 3129 (REI/VG)

4 2 2

Agent Comments

Price: $1,695,000
Method: Auction Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 690 sqm approx



50 Harrison St BOX HILL NORTH 3129 (REI)

4 1 3

Agent Comments

Price: $1,538,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 637 sqm approx



10 Toogoods Rise BOX HILL NORTH 3129 (REI/VG)

4 2 2

Agent Comments

Price: $1,513,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 588 sqm approx

Account - Heavyside

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