

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

1/8 Goulburn 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 \$975,500

Property Type Unit

Suburb Box Hill North

Period - From 01/07/2021

to

30/09/2021

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	2/57 Severn St BOX HILL NORTH 3129	\$1,183,000	30/10/2021
2	5 Elmhurst Rd BLACKBURN 3130	\$1,070,100	26/05/2021
3	4/3-5 Narallah Gr BOX HILL NORTH 3129	\$985,000	05/07/2021

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:

02/11/2021 17:12



3 2 2

Rooms: 6

Property Type: Strata Unit/Flat

Land Size: 381 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

September quarter 2021: \$975,500

Comparable Properties



2/57 Severn St BOX HILL NORTH 3129 (REI)

Agent Comments

4 2 2

Price: \$1,183,000

Method: Auction Sale

Date: 30/10/2021

Property Type: Unit

Land Size: 263 sqm approx



5 Elmhurst Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,100

Method: Sold Before Auction

Date: 26/05/2021

Property Type: House (Res)

Land Size: 344 sqm approx



4/3-5 Narallah Gr BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$985,000

Method: Sold Before Auction

Date: 05/07/2021

Property Type: Unit