

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 THIRD AVENUE BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Box Hill North

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

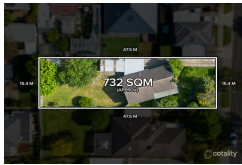
7 THIRD AVENUE BOX HILL NORTH VIC 3129	\$1,135,000	29-Jan-25
3 BOYLAND COURT BOX HILL NORTH VIC 3129	\$1,180,000	08-Feb-25
47 HARRISON STREET BOX HILL NORTH VIC 3129	\$1,190,000	22-Feb-25

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 6 months.

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7 THIRD AVENUE BOX HILL NORTH VIC 3129 Sold Price **\$1,135,000** Sold Date **29-Jan-25**

3 1 1

Distance **0.08km**



3 BOYLAND COURT BOX HILL NORTH VIC 3129 Sold Price **\$1,180,000** Sold Date **08-Feb-25**

3 2 2

Distance **0.68km**



47 HARRISON STREET BOX HILL NORTH VIC 3129 Sold Price **\$1,190,000** Sold Date **22-Feb-25**

3 1 3

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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