

STATEMENT OF INFORMATION

761 STATION STREET, BOX HILL NORTH, VIC 3129

PREPARED BY LANDNEST REAL ESTATE, EMAIL: INFO@LANDNEST.COM.AU

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



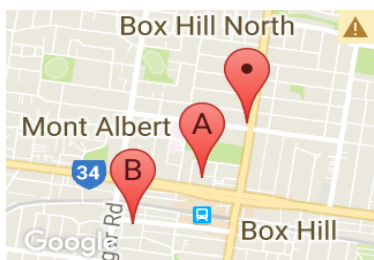
761 STATION STREET, BOX HILL NORTH,  2  1  1

Indicative Selling Price

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

Price Range: **\$504,000 to \$557,000**

MEDIAN SALE PRICE



BOX HILL NORTH, VIC, 3129

Suburb Median Sale Price (Unit)

\$825,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3/7 ARCHIBALD ST, BOX HILL, VIC 3128  2  2  1

Sale Price

***\$611,000**

Sale Date: 18/11/2017

Distance from Property: 490m



1 ARCHIBALD ST, BOX HILL, VIC 3128  2  1  1

Sale Price

***\$462,000**

Sale Date: 16/11/2017

Distance from Property: 460m



111 CARRINGTON RD, BOX HILL, VIC 3128  2  2  1

Sale Price

***\$618,500**

Sale Date: 18/10/2017

Distance from Property: 1km



This report has been compiled on 05/01/2018 by Landnest Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 ELLAND AVE, BOX HILL, VIC 3128

 2  1  1

Sale Price

***\$580,000**

Sale Date: 28/09/2017

Distance from Property: 409m

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

761 STATION STREET, BOX HILL NORTH, VIC 3129

Indicative selling price

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

Price Range: \$504,000 to \$557,000

Median sale price

Median price

\$825,000

House

Unit

X

Suburb

BOX HILL NORTH

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
3/7 ARCHIBALD ST, BOX HILL, VIC 3128	*\$611,000	18/11/2017
1 ARCHIBALD ST, BOX HILL, VIC 3128	*\$462,000	16/11/2017
111 CARRINGTON RD, BOX HILL, VIC 3128	*\$618,500	18/10/2017
2 ELLAND AVE, BOX HILL, VIC 3128	*\$580,000	28/09/2017