

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

1/40 Maude Street 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,204,500

Property type

House

Suburb

Box Hill North

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/10 Boxleigh Grove Box Hill North VIC 3129	\$1,080,000	24-Jul-20
1/10 Boxleigh Grove Box Hill North VIC 3129	\$1,080,000	24-Jul-20
2/45 Peter Street Box Hill North VIC 3129	\$988,000	05-Aug-20

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.~~

This Statement of Information was prepared on: 04 February 2021



**2/10 Boxleigh Grove Box Hill North
VIC 3129**

4 3 2

Sold Price

\$1,080,000

Sold Date

24-Jul-20

Distance

0.66km



**1/10 Boxleigh Grove Box Hill North
VIC 3129**

4 3 2

Sold Price

Sold Date

24-Jul-20

Distance

0.67km



**2/45 Peter Street Box Hill North
VIC 3129**

4 3 2

Sold Price

\$988,000

Sold Date

05-Aug-20

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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