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	4 FERRIS 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	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,333,500	Property type	House	Suburb	Box Hill North
Period-from	01 Apr 2022	to	31 Mar 2023	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
10 FERRIS AVENUE BOX HILL NORTH VIC 3129	$1,372,200	04-Mar-23
16 WOODHOUSE GROVE BOX HILL NORTH VIC 3129	$1,260,000	04-Mar-23
41 SAXTON STREET BOX HILL NORTH VIC 3129	$1,261,000	23-Oct-22

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: 01 April 2023

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10 FERRIS AVENUE BOX HILL NORTH VIC 3129

3 1 1

Sold Price RS $1,372,200 Sold Date 04-Mar-23

Distance 0.05km



16 WOODHOUSE GROVE BOX HILL NORTH VIC 3129

3 1 2

Sold Price RS $1,260,000 Sold Date 04-Mar-23

Distance 0.1km



41 SAXTON STREET BOX HILL NORTH VIC 3129

3 1 1

Sold Price $1,261,000 Sold Date 23-Oct-22

Distance 0.1km

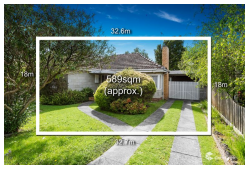


22 BERRY STREET BOX HILL NORTH VIC 3129

2 1 1

Sold Price $1,310,000 Sold Date 22-Oct-22

Distance 0.14km



12 MITTA STREET BOX HILL NORTH VIC 3129

3 1 2

Sold Price $1,190,000 Sold Date 19-Nov-22

Distance 0.31km



19 OVENS STREET BOX HILL NORTH VIC 3129

3 1 3

Sold Price RS $1,270,000 Sold Date 04-Mar-23

Distance 0.4km

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

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