

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

1/5 Karen Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$920,000 Property Type Unit Suburb Box Hill North

Period - From 01/01/2021 to 31/12/2021 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	2a Cherry Orchard Rise BOX HILL NORTH 3129	\$900,000	19/02/2022
2	30 Harrison St BOX HILL NORTH 3129	\$950,000	17/12/2021
3	1/11 Goulburn St BOX HILL NORTH 3129	\$900,000	14/12/2021

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:

21/02/2022 13:59



 3  1  1

Rooms: 5
Property Type: Unit
Land Size: 292 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$870,000 - \$950,000
Median Unit Price
Year ending December 2021: \$920,000

Comparable Properties



2a Cherry Orchard Rise BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

 3  2  1

Price: \$900,000
Method: Private Sale
Date: 19/02/2022
Property Type: House
Land Size: 216 sqm approx



30 Harrison St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

 3  1  2

Price: \$950,000
Method: Private Sale
Date: 17/12/2021
Property Type: House
Land Size: 376 sqm approx



1/11 Goulburn St BOX HILL NORTH 3129 (REI)

[Agent Comments](#)

 3  1  2

Price: \$900,000
Method: Private Sale
Date: 14/12/2021
Property Type: Unit
Land Size: 280 sqm approx

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