

# 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

15/19 Paul Avenue, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$785,000

### Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/07/2021

to

30/06/2022

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	45a Springfield Rd BOX HILL NORTH 3129	\$780,000	12/07/2022
2	2/19 Peter St BOX HILL NORTH 3129	\$836,000	30/04/2022
3	2/23 Ashley St BOX HILL NORTH 3129	\$780,000	28/04/2022

**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:

06/08/2022 16:17



 3    1    2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 300 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$785,000  
**Median Unit Price**  
Year ending June 2022: \$900,000

## Comparable Properties



**45a Springfield Rd BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 12/07/2022  
**Property Type:** House  
**Land Size:** 381 sqm approx



**2/19 Peter St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

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**Price:** \$836,000  
**Method:** Auction Sale  
**Date:** 30/04/2022  
**Property Type:** House (Res)  
**Land Size:** 297 sqm approx



**2/23 Ashley St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 28/04/2022  
**Property Type:** Unit

**Account - Noel Jones** | P: 03 98996466 | F: 03 9899 5150