

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 2A Gracefield Drive, Box Hill North

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$*1,100,000 & \$1,200,000

Median sale price

Median price \$1,320,000 Property type House Suburb Box Hill North
Period - From 7/1/2021 to 6/1/2022 Source realestate.com.au

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 – 4 Waranga Street, Box Hill North	\$1,215,000	13/11/2021
2 – 53 Eram Road, Box Hill North	\$1,290,000	13/11/2021
3 – 83 Heathfield Rise, Box Hill North	\$1,300,000	10/8/2021

This Statement of Information was prepared on: 12/1/2022