

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

1/4 Fortune Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,168,000 Property Type Townhouse Suburb Box Hill North

Period - From 11/04/2021 to 10/04/2022 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	26a Medway St BOX HILL NORTH 3129	\$1,345,000	02/04/2022
2	3/36 Packham St BOX HILL NORTH 3129	\$1,320,000	30/11/2021
3	3/10 Fortune St BOX HILL NORTH 3129	\$1,205,000	15/01/2022

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:

11/04/2022 13:04

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median Townhouse Price
11/04/2021 - 10/04/2022: \$1,168,000

Comparable Properties



26a Medway St BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Townhouse (Res)



3/36 Packham St BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$1,320,000
Method: Private Sale
Date: 30/11/2021
Property Type: Townhouse (Res)



3/10 Fortune St BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$1,205,000
Method: Sold Before Auction
Date: 15/01/2022
Property Type: Townhouse (Res)
Land Size: 341 sqm approx