

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

3/11 MERSEY STREET 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

Suburb

Box Hill North

Period-from

25 Aug 2024

to

25 Feb 2025

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

| | | |
|--|-----------|-----------|
| 2/3 SIMMONS STREET BOX HILL NORTH VIC 3129 | \$805,000 | 08-Feb-25 |
| 3/22 THAMES STREET BOX HILL NORTH VIC 3129 | \$785,000 | 06-Jan-25 |
| 7/19 PAUL AVENUE BOX HILL NORTH VIC 3129 | \$820,000 | 28-Nov-24 |

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: 25 February 2025