

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

6 MARTIN 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,372,800

Property type

House

Suburb

Box Hill North

Period-from

03 Apr 2024

to

03 Oct 2024

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

| | | |
|---------------------------------------|-------------|-----------|
| 47A ERAM ROAD BOX HILL NORTH VIC 3129 | \$1,060,000 | 25-Jul-24 |
| 35 ERAM ROAD BOX HILL NORTH VIC 3129 | \$1,142,000 | 09-Aug-24 |
| 5 PAUL AVENUE BOX HILL NORTH VIC 3129 | \$1,065,000 | 05-Jul-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: 03 October 2024