

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

34 Twyford Street, Box Hill North, VIC 3129

Indicative selling price

Single Price or Range between
\$1,100,000 - \$1,200,000









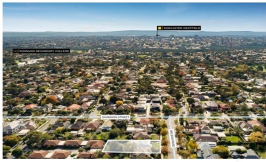


For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$1,038,000	Property Type House	Suburb BOX HILL NORTH
Period From 10/04/2019	Period To 10/10/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	41 OLYMPIAD CRESCENT BOX HILL NORTH Price \$1,200,000 Date of Sale 14/09/2019 Land 592 sqm	3  1  2 
	70 SHANNON STREET BOX HILL NORTH Price \$1,200,000 Date of Sale 25/05/2019 Land 687 sqm	3  1  1 
	131 NELSON ROAD BOX HILL NORTH Price \$1,199,000 Date of Sale 16/04/2019 Land 668 sqm	4  1  1 