

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

1604/12 Nelson Road, Box Hill Vic 3128

Indicative selling price

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

Range between \$600,000 & \$648,000

Median sale price*

Median price Property Type Suburb Box Hill

Period - From to Source

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	110/109-111 Carrington Rd BOX HILL 3128	\$630,000	17/11/2023
2	3/105 Albion Rd BOX HILL 3128	\$620,000	22/11/2023
3	1811/3 Young St BOX HILL 3128	\$618,000	24/07/2023

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: 12/12/2023 14:44

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
\$600,000 - \$648,000
No median price available

Comparable Properties



110/109-111 Carrington Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 17/11/2023

Property Type: Apartment



3/105 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 22/11/2023

Property Type: Unit

Land Size: 142 sqm approx



1811/3 Young St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$618,000

Method: Private Sale

Date: 24/07/2023

Property Type: Unit