

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 NASH ROAD BOX HILL SOUTH VIC 3128

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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Box Hill South

Period-from

01 Sep 2023

to

31 Aug 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

4 HASTINGS AVENUE BLACKBURN SOUTH VIC 3130	\$1,175,000	02-May-24
19 GRACEHILL AVENUE BURWOOD VIC 3125	\$1,205,000	10-Aug-24
23 NASH ROAD BOX HILL SOUTH VIC 3128	\$1,320,000	16-May-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: 26 September 2024



4 HASTINGS AVENUE BLACKBURN SOUTH VIC 3130 Sold Price **\$1,175,000** Sold Date **02-May-24**

 3  1  2

Distance **0.59km**



19 GRACEHILL AVENUE BURWOOD VIC 3125 Sold Price ^{RS} **\$1,205,000** Sold Date **10-Aug-24**

 3  1  1

Distance **1.17km**



23 NASH ROAD BOX HILL SOUTH VIC 3128 Sold Price **\$1,320,000** Sold Date **16-May-24**

 3  2  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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