

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

5/503 MIDDLEBOROUGH ROAD 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

\$639,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Jun 2023

to

31 May 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

3/76 SEVERN STREET BOX HILL NORTH VIC 3129	\$680,000	27-Apr-24
5/68 DORKING ROAD BOX HILL VIC 3128	\$690,500	14-Mar-24
3/18 SEVERN STREET BOX HILL NORTH VIC 3129	\$691,000	20-Apr-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 June 2024



**3/76 SEVERN STREET BOX HILL
NORTH VIC 3129**

 2  1  1

Sold Price

\$680,000

Sold Date

27-Apr-24

Distance

1.52km



**5/68 DORKING ROAD BOX HILL
VIC 3128**

 2  1  1

Sold Price

\$690,500

Sold Date

14-Mar-24

Distance

0.86km



**3/18 SEVERN STREET BOX HILL
NORTH VIC 3129**

 2  1  1

Sold Price

^{RS} **\$691,000**

Sold Date

20-Apr-24

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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