

# 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

58 Springfield Road, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,445,500

Property Type House

Suburb Box Hill North

Period - From 01/10/2021

to 31/12/2021

Source REIV

### 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 | 10 Aspinall Rd BOX HILL NORTH 3129 | \$1,400,000 | 20/11/2021   |
| 2 | 7 Selwyn St BLACKBURN 3130         | \$1,350,000 | 27/11/2021   |
| 3 |                                    |             |              |

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:

04/03/2022 13:55



 4  2  1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 604 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,350,000 - \$1,450,000  
**Median House Price**  
December quarter 2021: \$1,445,500

## Comparable Properties



**10 Aspinal Rd BOX HILL NORTH 3129 (REI/VG)**

[Agent Comments](#)

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**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 20/11/2021  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**7 Selwyn St BLACKBURN 3130 (REI/VG)**

[Agent Comments](#)

 4  2  1

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 27/11/2021  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx

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.