

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

2/478 Belmore Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$897,500

Property Type Unit

Suburb Box Hill North

Period - From 01/01/2020

to 31/12/2020

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	3/16 Box Hill Cr MONT ALBERT NORTH 3129	\$1,050,000	23/11/2020
2	1/3 Olympiad Cr BOX HILL NORTH 3129	\$1,030,000	17/09/2020
3	1/13 Valda Av MONT ALBERT NORTH 3129	\$1,026,000	20/02/2021

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:

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3 2 2

Property Type: Townhouse

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

Year ending December 2020: \$897,500

Comparable Properties



3/16 Box Hill Cr MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Sold Before Auction

Date: 23/11/2020

Property Type: Townhouse (Single)



1/3 Olympiad Cr BOX HILL NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 17/09/2020

Property Type: Townhouse (Res)



1/13 Valda Av MONT ALBERT NORTH 3129 (REI)

Agent Comments

3 2 2

Price: \$1,026,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Townhouse (Res)