

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

1608/12 NELSON ROAD BOX HILL 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 \$630,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,630,000 Property type House Suburb Box Hill

Period-from 01 Jun 2022 to 31 May 2023 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
410/545 STATION STREET BOX HILL VIC 3128	\$660,000	19-Jul-2023
G09/109-111 CARRINGTON ROAD BOX HILL VIC 3128	\$662,000	05-Apr-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 6 months.

This Statement of Information was prepared on: 16 June 2023