

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

3/507 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$952,000

Property Type

Unit

Suburb

Box Hill North

Period - From

01/04/2021

to

31/03/2022

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	3/596-598 Middleborough Rd BLACKBURN NORTH 3130	\$550,000	24/12/2021
2			
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:

12/05/2022 13:41

3/507 Middleborough Road, Box Hill North Vic 3129



Larry Zhou
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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2022: \$952,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



**3/596-598 Middleborough Rd BLACKBURN
NORTH 3130 (REI)**

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 24/12/2021

Property Type: Unit

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.

Account - 11 North Property Group | P: 1300 353 836



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