

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

1/41 Medway Street 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$811,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Dec 2020

to

30 Nov 2021

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

| | | |
|---|-----------|-----------|
| 2/1A Service Road Blackburn VIC 3130 | \$908,000 | 27-Nov-21 |
| 29A Kerr Street Blackburn VIC 3130 | \$965,000 | 20-Oct-21 |
| 4/422 Middleborough Road Blackburn VIC 3130 | \$895,500 | 03-Jul-21 |

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: 01 December 2021



2/1A Service Road Blackburn VIC 3130

Sold Price

^{RS}

\$908,000

Sold Date

27-Nov-21



2



1



2

Distance

1.39km



29A Kerr Street Blackburn VIC 3130

Sold Price

^{RS}

\$965,000

Sold Date

20-Oct-21



2



2



1

Distance

1.46km



**4/422 Middleborough Road
Blackburn VIC 3130**

Sold Price

\$895,500

Sold Date

03-Jul-21



3



1



1

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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