

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

14 Nash Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,382,000

Property Type House

Suburb Box Hill South

Period - From 01/01/2022

to 31/12/2022

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	24 Thomas St BOX HILL SOUTH 3128	\$1,269,000	22/10/2022
2	923 Canterbury Rd BOX HILL 3128	\$1,235,000	21/02/2023
3	2 Arundel Ct BOX HILL SOUTH 3128	\$1,195,500	29/10/2022

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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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2022: \$1,382,000



Property Type:

Agent Comments

Comparable Properties



24 Thomas St BOX HILL SOUTH 3128 (REI/VG) Agent Comments



Price: \$1,269,000

Method: Auction Sale

Date: 22/10/2022

Property Type: House (Res)

Land Size: 694 sqm approx



923 Canterbury Rd BOX HILL 3128 (REI) Agent Comments



Price: \$1,235,000

Method: Private Sale

Date: 21/02/2023

Property Type: House

Land Size: 663 sqm approx



2 Arundel Ct BOX HILL SOUTH 3128 (REI/VG) Agent Comments



Price: \$1,195,500

Method: Auction Sale

Date: 29/10/2022

Property Type: House (Res)

Land Size: 585 sqm approx