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

1/35 Springfield Road, Box Hill North Vic 3129

Indicative selling price

or the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,250,000		&		\$1,375,0	00		
Median sale pi	rice							
Median price	\$1,402,000	Pro	operty Type	Hou	se		Suburb	Box Hill North
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3/50 Elmhurst Rd BLACKBURN 3130	\$1,380,000	28/12/2024
2	2A Margaret St BOX HILL 3128	\$1,450,000	07/12/2024
3	2/43 Dorking Rd BOX HILL 3128	\$1,261,000	09/11/2024

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:

07/01/2025 16:03



Harcourts





Property Type: Townhouse (Single) Land Size: 346 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price September quarter 2024: \$1,402,000

Comparable Properties

3/50 Elmhurst Rd BLACKBURN 3130 (REI) 3 2 2 2 Price: \$1,380,000 Method: Private Sale Date: 28/12/2024 Property Type: Unit Land Size: 330 sqm approx	Agent Comments
2A Margaret St BOX HILL 3128 (REI) 4 2 2 2 Price: \$1,450,000 Method: Auction Sale Date: 07/12/2024 Property Type: House (Res) Land Size: 283 sqm approx	Agent Comments
2/43 Dorking Rd BOX HILL 3128 (REI) 3 2 2 2 Price: \$1,261,000 Method: Auction Sale Date: 09/11/2024 Property Type: Unit Land Size: 365 sqm approx	Agent Comments

Account - Harcourts Vermont South | P: 03 98861008



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