

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

143 Middleborough Road, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$910,000

&

\$1,000,000

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	38 Jenner St BLACKBURN SOUTH 3130	\$1,015,000	10/12/2022
2	18 York St BLACKBURN SOUTH 3130	\$970,000	20/10/2022
3	1 Narmi Ct BURWOOD 3125	\$950,000	17/08/2022

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:

03/02/2023 15:36



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$910,000 - \$1,000,000

Median House Price

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

Comparable Properties

38 Jenner St BLACKBURN SOUTH 3130 (REI) Agent Comments

3 1 3

Price: \$1,015,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 604 sqm approx



18 York St BLACKBURN SOUTH 3130 (REI/VG) Agent Comments

3 1 1

Price: \$970,000

Method: Private Sale

Date: 20/10/2022

Property Type: House (Res)

Land Size: 445 sqm approx

1 Narmi Ct BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$950,000

Method: Sold Before Auction

Date: 17/08/2022

Property Type: House (Res)

Land Size: 501 sqm approx