

# 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 487 Middleborough Road, Box Hill North Vic 3129

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,250,000

### Median sale price

Median price \$1,402,000

Property Type House

Suburb Box Hill North

Period - From 01/07/2024

to 30/09/2024

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	5 Ronald St BOX HILL NORTH 3129	\$1,303,000	19/10/2024
2	17 Ovens St BOX HILL NORTH 3129	\$1,329,000	10/08/2024
3	4 Derby St BLACKBURN 3130	\$1,340,000	15/06/2024

**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:

05/11/2024 17:05



2   
 1   
 2

**Property Type:** House  
**Land Size:** 739 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000  
**Median House Price**  
 September quarter 2024: \$1,402,000

## Comparable Properties



5 Ronald St BOX HILL NORTH 3129 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$1,303,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



17 Ovens St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3   
 1   
 2

**Price:** \$1,329,000  
**Method:** Auction Sale  
**Date:** 10/08/2024  
**Property Type:** House (Res)  
**Land Size:** 617 sqm approx



4 Derby St BLACKBURN 3130 (REI/VG)

Agent Comments

3   
 1   
 2

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx