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

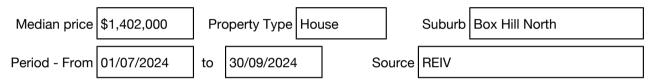
487 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

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Single price \$1,250,000

Median sale price



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.

Ado	dress 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





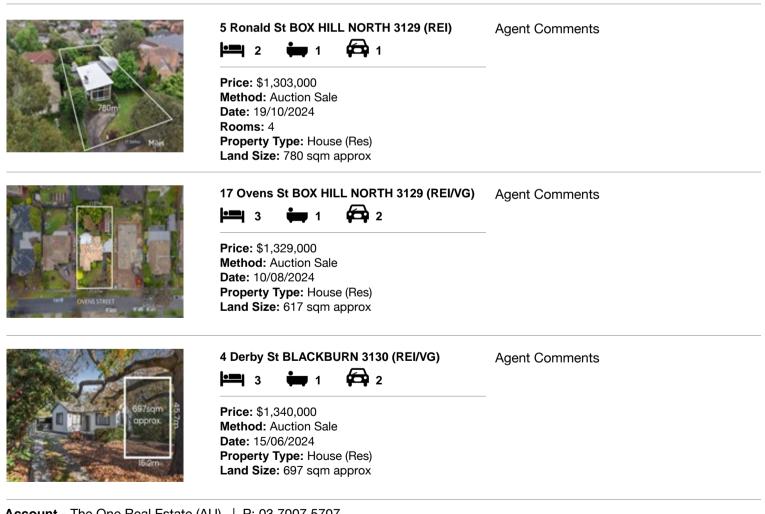




Property Type: House Land Size: 739 sqm approx Agent Comments

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

Comparable Properties



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