

# 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

23 Marshall 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)

Range between

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,261,888

Property Type

House

Suburb

Box Hill North

Period - From

01/04/2020

to

30/06/2020

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	7 Bordeaux Av BLACKBURN 3130	\$1,200,000	07/05/2020
2	33 Linda Av BOX HILL NORTH 3129	\$1,165,000	11/07/2020
3	25 Werder St BOX HILL NORTH 3129	\$1,120,000	04/07/2020

**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:

04/10/2020 15:45



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
June quarter 2020: \$1,261,888

## Comparable Properties



**7 Bordeaux Av BLACKBURN 3130 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 07/05/2020  
**Property Type:** House  
**Land Size:** 652 sqm approx



**33 Linda Av BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 11/07/2020  
**Property Type:** House  
**Land Size:** 667 sqm approx



**25 Werder St BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,120,000  
**Method:** Auction Sale  
**Date:** 04/07/2020  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx