

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

559 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Box Hill North

Period - From 01/01/2019

to 31/12/2019

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	49 Morrie Cr BLACKBURN NORTH 3130	\$1,095,000	26/10/2019
2	10 Rialton Av BLACKBURN NORTH 3130	\$1,080,000	22/11/2019
3	47 Williams Rd BLACKBURN 3130	\$1,056,000	14/09/2019

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:

01/03/2020 19:48



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Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2019: \$1,180,000

Comparable Properties



49 Morrie Cr BLACKBURN NORTH 3130 (REI/VG)

Agent Comments

4 1 -

Price: \$1,095,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 605 sqm approx



10 Rialton Av BLACKBURN NORTH 3130 (REI) **Agent Comments**

3 1 1

Price: \$1,080,000
Method: Sold Before Auction
Date: 22/11/2019
Property Type: House (Res)
Land Size: 795 sqm approx



47 Williams Rd BLACKBURN 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,056,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 517 sqm approx