# 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

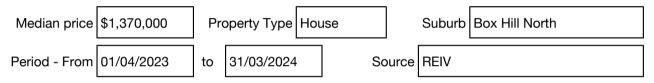
55 Margaret Street, Box Hill North Vic 3129

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoti	זפ
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Single price \$1,150,000

#### 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 sixmonths 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	14 Clare St BLACKBURN 3130	\$1,210,000	01/03/2024
2	30 Charlton St BLACKBURN NORTH 3130	\$1,140,000	17/02/2024
3			

OR

**B**<sup>\*</sup> 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:

30/04/2024 17:53



# RT Edgar





**Property Type:** House (Res) Agent Comments Indicative Selling Price \$1,150,000 Median House Price Year ending March 2024: \$1,370,000

# **Comparable Properties**

1 Clare St BLACKBURN 3130 (REI)312Price: \$1,210,000Method: Private SaleDate: 01/03/2024Property Type: HouseLand Size: 264 sqm approx	Agent Comments
30 Charlton St BLACKBURN NORTH 3130 (REI/VG) 2 2 2 1 Price: \$1,140,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 310 sqm approx	Agent Comments

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata



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