

# 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/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,150,000

### Median sale price

Median price

\$1,370,000

Property Type

House

Suburb

Box Hill North

Period - From

01/04/2023

to

31/03/2024

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	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\*~~ 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



2   1   2

**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000  
**Median House Price**  
Year ending March 2024: \$1,370,000

## Comparable Properties



**14 Clare St BLACKBURN 3130 (REI)**

**Agent Comments**

3   1   2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 01/03/2024  
**Property Type:** House  
**Land Size:** 264 sqm approx



**30 Charlton St BLACKBURN NORTH 3130 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)  
**Land Size:** 310 sqm approx

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**