

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

4/99 NELSON ROAD BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$808,000

Property type

Unit

Suburb

Box Hill North

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

5/503 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$651,000	07-Jul-24
3/9 GOULBURN STREET BOX HILL NORTH VIC 3129	\$640,000	16-Nov-24
2/13-15 BARCELONA STREET BOX HILL VIC 3128	\$670,000	18-Oct-24

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 6 months.

This Statement of Information was prepared on: 25 November 2024



**5/503 MIDDLEBOROUGH ROAD
BOX HILL NORTH VIC 3129**

Sold Price **\$651,000** Sold Date **07-Jul-24**

2 1 1

Distance **1.72km**



**3/9 GOULBURN STREET BOX HILL
NORTH VIC 3129**

Sold Price ^{RS} **\$640,000** Sold Date **16-Nov-24**

2 1 1

Distance **0.68km**



**2/13-15 BARCELONA STREET BOX
HILL VIC 3128**

Sold Price ^{RS} **\$670,000** Sold Date **18-Oct-24**

2 1 1

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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