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	563 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 $1,305,750 Property Type House Suburb Box Hill North

Period - From 01/04/2022 to 31/03/2023 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	23 Lyndhurst Cr BOX HILL NORTH 3129	$1,100,000	09/03/2023
2	438 Middleborough Rd BLACKBURN 3130	$1,093,000	04/02/2023
3	25 Slater Av BLACKBURN NORTH 3130	$1,050,000	25/02/2023

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: 01/05/2023 17:16

563 Middleborough Road, Box Hill North Vic 3129



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending March 2023: $1,305,750

Comparable Properties



23 Lyndhurst Cr BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $1,100,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 587 sqm approx

Agent Comments



438 Middleborough Rd BLACKBURN 3130 (REI/VG)

4 2 1

Price: $1,093,000
Method: Auction Sale
Date: 04/02/2023
Property Type: House (Res)
Land Size: 509 sqm approx

Agent Comments



25 Slater Av BLACKBURN NORTH 3130 (REI)

3 1 1

Price: $1,050,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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