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<br>Including suburb and postcode | 3/103 Nelson Road, Box Hill North Vic 3129 |

## Indicative selling price

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

Single price $1,350,000

## Median sale price

Median price $1,364,500 Property Type House Suburb Box Hill North

Period - From 01/04/2023 to 30/06/2023 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 | 8/15-17 Sweetland Rd BOX HILL 3128 | $1,355,000 | 22/07/2023 |
| 2 | 2/6-8 Hotham St MONT ALBERT 3127 | $1,350,000 | 15/02/2023 |
| 3 | 2/87 Albion Rd BOX HILL 3128 | $1,322,500 | 15/07/2023 |

**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: 25/09/2023 10:45

# 3/103 Nelson Road, Box Hill North Vic 3129




4 3 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**
$1,350,000
**Median House Price**
June quarter 2023: $1,364,500

## Comparable Properties



**8/15-17 Sweetland Rd BOX HILL 3128 (REI)**

3 2 2

**Price:** $1,355,000
**Method:** Auction Sale
**Date:** 22/07/2023
**Property Type:** Townhouse (Res)
**Land Size:** 276 sqm approx

Agent Comments



**2/6-8 Hotham St MONT ALBERT 3127 (REI)**

4 2 2

**Price:** $1,350,000
**Method:** Sold Before Auction
**Date:** 15/02/2023
**Property Type:** Townhouse (Res)

Agent Comments



**2/87 Albion Rd BOX HILL 3128 (REI)**

3 2 2

**Price:** $1,322,500
**Method:** Auction Sale
**Date:** 15/07/2023
**Property Type:** Townhouse (Res)

Agent Comments

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

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