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	4/647 Middleborough Road, Box Hill North Vic 3129

Indicative selling price

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

Single price $830,000

Median sale price

Median price $901,750 Property Type Unit Suburb Box Hill North

Period - From 29/10/2023 to 28/10/2024 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	1/2 Kneale Dr BOX HILL NORTH 3129	$822,000	10/08/2024
2	19 Twyford St BOX HILL NORTH 3129	$879,000	02/07/2024
3	6/7 Amaroo Ct BOX HILL NORTH 3129	$882,000	22/06/2024

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: 29/10/2024 13:39

4/647 Middleborough Road, Box Hill North Vic 3129

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$830,000
Median Unit Price
29/10/2023 - 28/10/2024: $901,750

Comparable Properties



1/2 Kneale Dr BOX HILL NORTH 3129 (REI)

3 1 2

Price: $822,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit
Land Size: 309 sqm approx

Agent Comments



19 Twyford St BOX HILL NORTH 3129 (REI/VG)

3 1 1

Price: $879,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 290 sqm approx

Agent Comments



6/7 Amaroo Ct BOX HILL NORTH 3129 (REI/VG)

3 1 2

Price: $882,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit
Land Size: 253 sqm approx

Agent Comments

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