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	5 Nash Road, Box Hill South Vic 3128

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $1,450,000 Property Type House Suburb Box Hill South

Period - From 01/04/2024 to 30/06/2024 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 Hilltop Cr BURWOOD EAST 3151	$1,280,000	31/08/2024
2	21 Bowen Cr BURWOOD EAST 3151	$1,281,525	29/08/2024
3	19 Eden Av BOX HILL SOUTH 3128	$1,335,000	10/08/2024

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: 06/09/2024 13:04

5 Nash Road, Box Hill South Vic 3128

Sue Li
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0499 556 445
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4 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
June quarter 2024: $1,450,000

Comparable Properties



14 Hilltop Cr BURWOOD EAST 3151 (REI)

4 2 2

Price: $1,280,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



21 Bowen Cr BURWOOD EAST 3151 (REI)

4 2 2

Price: $1,281,525
Method: Sold Before Auction
Date: 29/08/2024
Property Type: House (Res)
Land Size: 556 sqm approx

Agent Comments



19 Eden Av BOX HILL SOUTH 3128 (REI)

4 1 -

Price: $1,335,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)

Agent Comments

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