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

100 Nelson Road, Box Hill North Vic 3129

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$1,045,0	00		
Median sale pr	rice							
Median price	\$1,325,000	Pro	operty Type	Hou	se		Suburb	Box Hill North
Period - From	18/08/2022	to	17/08/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/38 Margaret St BOX HILL 3128	\$1,060,000	12/08/2023
2	442a Middleborough Rd BLACKBURN 3130	\$1,000,000	07/07/2023
3	48 Heathfield Rise BOX HILL NORTH 3129	\$942,000	13/05/2023

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:

18/08/2023 17:12







- 3

Rooms: 5 Property Type: House Mark Read 03 9831 2818 0402 215 841 markread@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price 18/08/2022 - 17/08/2023: \$1,325,000

Comparable Properties

	1/38 Margaret St BOX HILL 3128 (REI) 3 1 3 3 Price: \$1,060,000 Method: Auction Sale	Agent Comments
Inde	Date: 12/08/2023 Property Type: House (Res) Land Size: 323 sqm approx	
	442a Middleborough Rd BLACKBURN 3130 (REI/VG)	Agent Comments
	Price: \$1,000,000	_
	Method: Sold Before Auction	
	Date: 07/07/2023 Property Type: House (Res)	
	Land Size: 411 sqm approx	
	48 Heathfield Rise BOX HILL NORTH 3129 (REI/VG)	Agent Comments
	1 2 3 1 2	
151 Contraction	Price: \$942,000	
	Method: Auction Sale	
19 02 m	Date: 13/05/2023	
There is a star in the	Property Type: House (Res) Land Size: 402 sqm approx	

Account - Jellis Craig | P: 98305966



Propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.