

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$1,325,000 Property Type House Suburb Box Hill North

Period - From 18/08/2022 to 17/08/2023 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	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



**Rooms:** 5  
**Property Type:** House

**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)**

Agent Comments



**Price:** \$1,060,000

**Method:** Auction Sale

**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



**Price:** \$942,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 402 sqm approx