

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 3/103 Nelson Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

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	1/32 Clyde St BOX HILL NORTH 3129	\$1,340,000	12/08/2023
2	49 Margaret St BOX HILL NORTH 3129	\$1,285,000	20/05/2023
3	1/1 Narallah Gr BOX HILL NORTH 3129	\$1,260,000	15/04/2023

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: 15/08/2023 17:21



4 3 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

June quarter 2023: \$1,364,500

Comparable Properties



1/32 Clyde St BOX HILL NORTH 3129 (REI)

Agent Comments

4 3 2

Price: \$1,340,000

Method: Auction Sale

Date: 12/08/2023

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



49 Margaret St BOX HILL NORTH 3129 (REI)

Agent Comments

3 3 1

Price: \$1,285,000

Method: Auction Sale

Date: 20/05/2023

Property Type: Townhouse (Res)



1/1 Narallah Gr BOX HILL NORTH 3129 (REI/VG)

Agent Comments

4 2 2

Price: \$1,260,000

Method: Auction Sale

Date: 15/04/2023

Property Type: Townhouse (Res)

Land Size: 313 sqm approx

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