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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$780,000		&		\$850,000			
Median sale p	rice							
Median price	\$990,000	Pro	operty Type	Том	nhouse		Suburb	Box Hill North
Period - From	01/05/2023	to	30/04/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/483 Middleborough Rd BOX HILL NORTH 3129	\$880,000	17/02/2024
2	5/9 Ventura St BLACKBURN NORTH 3130	\$865,000	08/01/2024
3			

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:

01/05/2024 10:40



4/647 Middleborough Road, Box Hill North Vic 3129



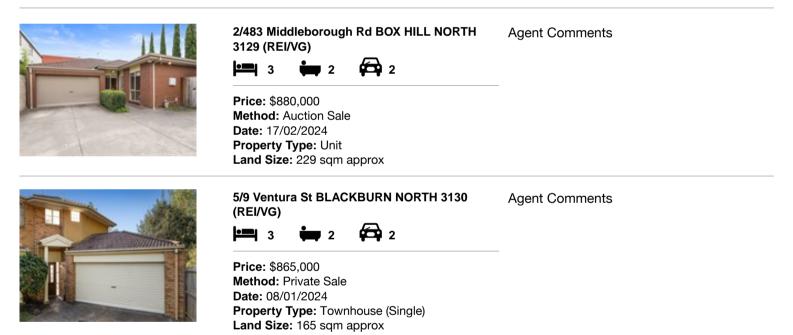




Property Type: Townhouse Agent Comments Jimmy Zhang 8849 8088 0430 388 348 jimmyzhang@jelliscraig.com.au

Indicative Selling Price \$780,000 - \$850,000 Median Townhouse Price 01/05/2023 - 30/04/2024: \$990,000

Comparable Properties



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.

Account - Jellis Craig | P: 03 88498088



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