

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 consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$990,000 Property Type Townhouse Suburb Box Hill North

Period - From 01/05/2023 to 30/04/2024 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	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

**Jellis
Craig**

Jimmy Zhang

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Indicative Selling Price

\$780,000 - \$850,000

Median Townhouse Price

01/05/2023 - 30/04/2024: \$990,000



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



**2/483 Middleborough Rd BOX HILL NORTH
3129 (REI/VG)**

Agent Comments

 3  2  2

Price: \$880,000

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Land Size: 229 sqm approx



**5/9 Ventura St BLACKBURN NORTH 3130
(REI/VG)**

Agent Comments

 3  2  2

Price: \$865,000

Method: Private Sale

Date: 08/01/2024

Property Type: Townhouse (Single)

Land Size: 165 sqm approx

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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