

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

5 MARGARET STREET BOX HILL NORTH VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,500

Property type

Unit

Suburb

Box Hill North

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

1/471 MIDDLEBOROUGH ROAD BOX HILL NORTH VIC 3129	\$1,093,000	25-Nov-23
25 MERSEY STREET BOX HILL NORTH VIC 3129	\$1,120,000	07-Oct-23
3/102-106 WATTS STREET BOX HILL NORTH VIC 3129	\$990,000	02-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 20 February 2024

**1/471 MIDDLEBOROUGH ROAD
BOX HILL NORTH VIC 3129**

3 3 1

Sold Price ^{RS} **\$1,093,000** Sold Date **25-Nov-23**Distance **0.6km****25 MERSEY STREET BOX HILL
NORTH VIC 3129**

2 1 1

Sold Price **\$1,120,000** Sold Date **07-Oct-23**Distance **0.38km****3/102-106 WATTS STREET BOX
HILL NORTH VIC 3129**

3 2 2

Sold Price **\$990,000** Sold Date **02-Dec-23**Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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