

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

406/12 NELSON ROAD BOX HILL VIC 3128

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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Aug 2023

to

31 Jul 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

605/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$716,000	26-Nov-23
1611/828 WHITEHORSE ROAD BOX HILL VIC 3128	\$750,000	18-Jan-24
1507/545 STATION STREET BOX HILL VIC 3128	\$740,000	16-Sep-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: 14 August 2024



605/828 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$716,000

Sold Date

26-Nov-23

2

2

1

Distance

0.27km



1611/828 WHITEHORSE ROAD BOX HILL VIC 3128

Sold Price

\$750,000

Sold Date

18-Jan-24

2

2

-

Distance

0.27km



1507/545 STATION STREET BOX HILL VIC 3128

Sold Price

\$740,000

Sold Date

16-Sep-23

2

2

-

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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