

## 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

30 BYRON STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$972,500

Property type

Unit

Suburb

Box Hill South

Period-from

01 Jul 2021

to

30 Jun 2022

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

|  |           |           |
|--|-----------|-----------|
| 23/31 MCINTYRE STREET BURWOOD VIC 3125   | \$750,000 | 14-Jul-22 |
| 1/26 FLORENCE ROAD SURREY HILLS VIC 3127 | \$710,000 | 10-Jun-22 |
| 2/21 BEDDOWS STREET BURWOOD VIC 3125     | \$720,000 | 30-Apr-22 |

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.~~

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**PhilipWebb**

Aaron Chuah

M 0436652959

E achuah@philipwebb.com.au



**23/31 MCINTYRE STREET  
BURWOOD VIC 3125**

2 1 1

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**14-Jul-22**

Distance

**2.03km**



**1/26 FLORENCE ROAD SURREY  
HILLS VIC 3127**

2 1 1

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**10-Jun-22**

Distance

**1.32km**



**2/21 BEDDOWS STREET  
BURWOOD VIC 3125**

2 1 1

Sold Price

**\$720,000**

Sold Date

**30-Apr-22**

Distance

**2.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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