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	41 Piedmont Street, Box Hill South Vic 3128
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,651,000	Pro	perty Type	House		Suburb	Box Hill South
Period - From	01/10/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	20 Begonia St BOX HILL SOUTH 3128	\$1,320,000	11/12/2021
2	1 Halsey St BOX HILL SOUTH 3128	\$1,225,000	07/12/2021
3	1 Grandview Rd BOX HILL SOUTH 3128	\$1,205,000	15/01/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/01/2022 13:37













Property Type: House Land Size: 476 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price**

December quarter 2021: \$1,651,000

Comparable Properties



20 Begonia St BOX HILL SOUTH 3128 (REI)

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Price: \$1,320,000 Method: Auction Sale Date: 11/12/2021

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments



1 Halsey St BOX HILL SOUTH 3128 (VG)



Price: \$1,225,000 Method: Sale Date: 07/12/2021

Property Type: House (Res) Land Size: 740 sqm approx Agent Comments

Agent Comments



1 Grandview Rd BOX HILL SOUTH 3128 (REI)





Price: \$1,205,000 Method: Auction Sale Date: 15/01/2022 Rooms: 5

Property Type: House (Res) Land Size: 507 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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