

# 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

41 Piedmont 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)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,651,000

Property 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	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 comparable properties 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



3 1 2

**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)**

**Agent Comments**

3 1 1

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx



**1 Halsey St BOX HILL SOUTH 3128 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,225,000  
**Method:** Sale  
**Date:** 07/12/2021  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx



**1 Grandview Rd BOX HILL SOUTH 3128 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 15/01/2022  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 507 sqm approx