

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

14 Fowler Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,530,000 Property Type House Suburb Box Hill South

Period - From 01/07/2021 to 30/06/2022 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	10 Haig St BOX HILL SOUTH 3128	\$2,131,000	02/04/2022
2	4 Verona St BOX HILL SOUTH 3128	\$2,100,000	14/05/2022
3	399 Elgar Rd MONT ALBERT 3127	\$2,000,000	20/08/2022

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:

12/09/2022 12:12



Property Type: House (Previously Occupied - Detached)
Land Size: 1039 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 Year ending June 2022: \$1,530,000

Comparable Properties



10 Haig St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$2,131,000
Method: Auction Sale
Date: 02/04/2022
Property Type: House (Res)
Land Size: 843 sqm approx



4 Verona St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Auction Sale
Date: 14/05/2022
Property Type: House (Res)
Land Size: 838 sqm approx



399 Elgar Rd MONT ALBERT 3127 (REI)

Agent Comments



Price: \$2,000,000
Method: Private Sale
Date: 20/08/2022
Property Type: House
Land Size: 1171 sqm approx

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