

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

58 Margaret Street, Box Hill Vic 3128

Indicative selling price

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

Single price

\$1,700,000

Median sale price

Median price

\$1,750,000

Property Type

House

Suburb

Box Hill

Period - From

01/04/2023

to

30/06/2023

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	60 Margaret St BOX HILL 3128	\$1,680,000	02/09/2023
2	46 Rose St BOX HILL 3128	\$1,680,000	19/03/2023
3			

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:

04/09/2023 15:42

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,700,000

Median House Price

June quarter 2023: \$1,750,000



3 2 2

Property Type: House (Res)

Land Size: 696 sqm approx

Agent Comments

Comparable Properties

60 Margaret St BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$1,680,000

Method:

Date: 02/09/2023

Property Type: House



46 Rose St BOX HILL 3128 (REI)

Agent Comments

5 3 1

Price: \$1,680,000

Method: Auction Sale

Date: 19/03/2023

Property Type: House (Res)

Land Size: 700 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802