### 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

31 Byron Street, Box Hill South Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,150,000		&		\$1,250,000					
Median sale p										
Median price	\$992,000	Pro	operty Type	Том	nhouse		Suburb	Box Hill South		
Period - From	27/09/2020	to	26/09/2021		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	33 Byron St BOX HILL SOUTH 3128	\$1,255,000	22/05/2021
2	2/45 Stott St BOX HILL SOUTH 3128	\$1,250,000	31/07/2021
3	1/36-38 Hamel St BOX HILL SOUTH 3128	\$1,182,000	28/03/2021

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.

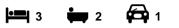
This Statement of Information was prepared on:

27/09/2021 18:52



# RT Edgar





**Property Type:** Townhouse (Single) Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median Townhouse Price 27/09/2020 - 26/09/2021: \$992,000

## **Comparable Properties**



33 Byron St BOX HILL SOUTH 3128 (REI/VG) Agent Comments



Price: \$1,255,000 Method: Auction Sale Date: 22/05/2021 Property Type: House (Res)

Agent Comments



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2/45 Stott St BOX HILL SOUTH 3128 (REI)

Price: \$1,250,000 Method: Auction Sale Date: 31/07/2021 Property Type: Townhouse (Res)



1/36-38 Hamel St BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$1,182,000 Method: Auction Sale Date: 28/03/2021 Property Type: Townhouse (Res)

#### Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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