

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$992,000

Property Type Townhouse

Suburb Box Hill South

Period - From 27/09/2020

to

26/09/2021

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	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



3 2 1

**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

3 2 2

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



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

Agent Comments

4 2 2

**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

4 2 2

**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