

## 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

13 Houston Court 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) (\*Delete single price or range as applicable)

Single Price

\$1,075,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Box Hill South

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

### 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 6 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 50 Neville Street Box Hill South VIC 3128  | \$1,266,666 | 10-Mar-20 |
| 23 Cornfield Grove Box Hill South VIC 3128 | \$1,201,100 | 14-Dec-19 |
| 16 Joyhill Avenue Box Hill South VIC 3128  | \$1,180,000 | 12-Nov-19 |

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 6 months.~~

This Statement of Information was prepared on: 12 May 2020



**50 Neville Street Box Hill South VIC 3128** Sold Price **\$1,266,666** Sold Date **10-Mar-20**

3 1 1

Distance **1.38km**



**23 Cornfield Grove Box Hill South VIC 3128** Sold Price **\$1,201,100** Sold Date **14-Dec-19**

4 1 3

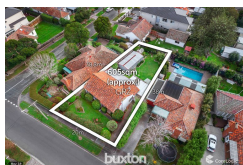
Distance **0.13km**



**16 Joyhill Avenue Box Hill South VIC 3128** Sold Price **\$1,180,000** Sold Date **12-Nov-19**

3 1 7

Distance **0.16km**



**8 Joyhill Avenue Box Hill South VIC 3128** Sold Price **\$1,101,000** Sold Date **26-Oct-19**

4 1 2

Distance **0.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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