

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

34 David Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,382,000

Property Type House

Suburb Box Hill South

Period - From 01/01/2022

to 31/12/2022

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	24 Morton St BOX HILL SOUTH 3128	\$1,103,500	05/11/2022
2	2/1 Belmont St SURREY HILLS 3127	\$1,020,000	26/11/2022
3	38 Jenner St BLACKBURN SOUTH 3130	\$1,015,000	10/12/2022

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:

30/01/2023 13:53



3 1 1

Rooms: 5
Property Type: House
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2022: \$1,382,000

Comparable Properties



24 Morton St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

3 2 2

Price: \$1,103,500
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 537 sqm approx



2/1 Belmont St SURREY HILLS 3127 (REI) **Agent Comments**

3 1 2

Price: \$1,020,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Unit

38 Jenner St BLACKBURN SOUTH 3130 (REI) **Agent Comments**

3 1 3

Price: \$1,015,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House (Res)
Land Size: 604 sqm approx