

Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

Property offered for sale

Address Including suburb and postcode

17 Penrose Street, Box Hill South, VIC 3128

Indicative selling price

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

SINGLE
PRICE

\$900,000

Median sale price

MEDIAN
PRICE

\$968,000

HOUSE

X

SUBURB

Box Hill South

PERIOD -
FROM

01.10.2018

TO

21.12.2018

SOURCE

REIV

Comparable property sales

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

20 Penrose Street, Box Hill South

\$950,000

15.02.2019

30 Joyhill Avenue, Box Hill South

\$898,000

19.01.2019

30 Lindon Street, Box Hill South

\$920,000

23.02.2019

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Comparable properties



\$950,000

20 Penrose Street, Box Hill South, Victoria 3128

DATE: 15.02.2019

PROPERTY TYPE: House



3



1



4



585 sqm x



\$898,000

30 Joyhill Avenue, Box Hill South, Victoria 3128

DATE: 19.01.2019

PROPERTY TYPE: House



3



1



1



591 sqm



\$920,000

30 Linden Street, Box Hill South, Victoria 3128

DATE: 23.02.2019

PROPERTY TYPE: House



3



2



1



656 sqm x

Our Difference



Average of only
21 days on market



We pay your
marketing fees



Highest price
guarantee