

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 Birdwood Street, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$1,585,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Box Hill South

Period - From

01/01/2020

to

31/03/2020

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.

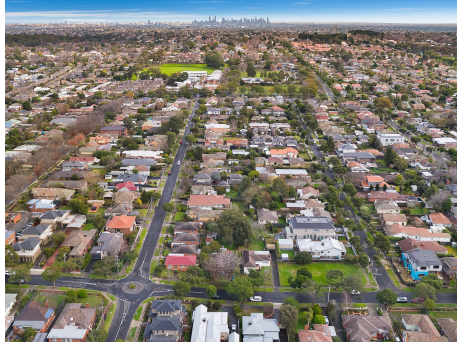
	Address of comparable property	Price	Date of sale
1	18 Wellman St BOX HILL SOUTH 3128	\$1,620,000	09/11/2019
2	8 Asquith St BOX HILL SOUTH 3128	\$1,595,000	29/11/2019
3	11 William St BOX HILL 3128	\$1,551,000	01/02/2020

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:

29/04/2020 10:30



Property Type: House (Res)

Land Size: 925 sqm approx

Agent Comments

Indicative Selling Price

\$1,585,000

Median House Price

March quarter 2020: \$1,320,000

Comparable Properties



18 Wellman St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,620,000

Method: Auction Sale

Date: 09/11/2019

Rooms: 7

Property Type: House (Res)

Land Size: 719 sqm approx



8 Asquith St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,595,000

Method: Sold Before Auction

Date: 29/11/2019

Property Type: House (Res)

Land Size: 678 sqm approx



11 William St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,551,000

Method: Auction Sale

Date: 01/02/2020

Rooms: 6

Property Type: House (Res)

Land Size: 585 sqm approx