

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

8 Hay Street Box Hill South VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Box Hill South

Period-from

01 Nov 2019

to

31 Oct 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

14/5 Hay Street Box Hill South VIC 3128	\$850,000	12-Jun-20
30 Boardman Close Box Hill South VIC 3128	\$836,000	31-Oct-20
7 College Way Burwood VIC 3125	\$860,000	25-Jul-20

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: 26 November 2020

 This home will be available for private inspection only. Contact us to book an inspection 	14/5 Hay Street Box Hill South VIC 3128	Sold Price	\$850,000	Sold Date	12-Jun-20
	 4  3  2			Distance	0.05km
	30 Boardman Close Box Hill South VIC 3128	Sold Price	^{RS} \$836,000	Sold Date	31-Oct-20
	 3  1  2			Distance	1.47km
	7 College Way Burwood VIC 3125	Sold Price	\$860,000	Sold Date	25-Jul-20
	 3  2  2			Distance	1.82km

RS = Recent sale

UN = Undisclosed Sale

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