

# 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

36 Roberts Avenue, 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)

Range between \$950,000 & \$1,040,000

### Median sale price

Median price \$1,292,888 Property Type House Suburb Box Hill South

Period - From 01/07/2019 to 30/09/2019 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	8 Joyhill Av BOX HILL SOUTH 3128	\$1,101,000	26/10/2019
2	10 Richardson St BOX HILL SOUTH 3128	\$1,050,000	16/11/2019
3	14 Penrose St BOX HILL SOUTH 3128	\$946,000	16/08/2019

**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:

20/11/2019 10:12



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 644 sqm approx

**Agent Comments**

## Comparable Properties



**8 Joyhill Av BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$1,101,000

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)

**Land Size:** 605 sqm approx



**10 Richardson St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$1,050,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Rooms:** 7

**Property Type:** House (Res)



**14 Penrose St BOX HILL SOUTH 3128 (REI/VG)**

**Agent Comments**



**Price:** \$946,000

**Method:** Sold Before Auction

**Date:** 16/08/2019

**Property Type:** House (Res)

**Land Size:** 630 sqm approx