## 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	36 Roberts Avenue, Box Hill South Vic 3128
Including suburb and	
postcode	
postcode	

### Indicative selling price

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

Range between	\$950,000	&	\$1,040,000
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### Median sale price

Median price	\$1,292,888	Pro	perty 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

Add	dress 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 comparableproperties 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





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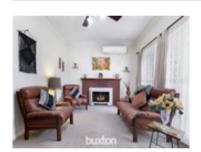
Indicative Selling Price \$950,000 - \$1,040,000 Median House Price September quarter 2019: \$1,292,888



Property Type: House (Previously Occupied - Detached)

Land Size: 644 sqm approx Agent Comments

# Comparable Properties



8 Joyhill Av BOX HILL SOUTH 3128 (REI)

**i** 

**4** 

Price: \$1,101,000 Method: Auction Sale

**Date:** 26/10/2019 **Property Type:** House (Res) **Land Size:** 605 sqm approx

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**Agent Comments** 



10 Richardson St BOX HILL SOUTH 3128 (REI) Agent Comments

4



**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

**=** 3

1

**6** 4

Price: \$946,000

Method: Sold Before Auction

Date: 16/08/2019

**Property Type:** House (Res) **Land Size:** 630 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



