

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

24/1219-1221 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$360,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/07/2018

to

30/06/2019

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	11/37-39 Albion Rd BOX HILL 3128	\$380,000	23/03/2019
2	1/20 Ashted Rd BOX HILL 3128	\$372,000	06/05/2019
3	10/8-10 Howard St BOX HILL 3128	\$345,000	27/05/2019

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:

16/09/2019 10:43



Rooms: 3
Property Type: Apartment
Agent Comments

Comparable Properties



11/37-39 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 23/03/2019
Rooms: 3
Property Type: Unit



1/20 Ashted Rd BOX HILL 3128 (VG)

Agent Comments



Price: \$372,000
Method: Sale
Date: 06/05/2019
Property Type: Strata Unit/Flat



10/8-10 Howard St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 27/05/2019
Rooms: 4
Property Type: Apartment