

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

69 Eley Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,320,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2019

to 30/09/2020

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	48 Neville St BOX HILL SOUTH 3128	\$1,162,000	02/12/2020
2	39 Roberts Av BOX HILL SOUTH 3128	\$1,100,000	21/09/2020
3	1 Douglas Av BOX HILL SOUTH 3128	\$1,052,000	29/08/2020

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:

14/12/2020 12:18



Property Type: House

Land Size: 635.631 sqm approx

Agent Comments

Comparable Properties



48 Neville St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,162,000

Method: Sold Before Auction

Date: 02/12/2020

Property Type: House (Res)

Land Size: 766 sqm approx



39 Roberts Av BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 21/09/2020

Property Type: House (Res)

Land Size: 725 sqm approx



1 Douglas Av BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,052,000

Method: Auction Sale

Date: 29/08/2020

Rooms: 5

Property Type: House (Res)

Land Size: 545 sqm approx