

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

2 Frank Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,355,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2019

to 31/12/2019

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	18 Fowler St BOX HILL SOUTH 3128	\$2,052,000	16/11/2019
2	31 Grandview Rd BOX HILL SOUTH 3128	\$1,985,000	14/10/2019
3	39 Wellman St BOX HILL SOUTH 3128	\$1,860,000	18/11/2019

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:

24/02/2020 13:09

2 Frank Street, Box Hill South Vic 3128



Charles Shi

9908 5706

0423 633 253

charlessshi@jellisrcraig.com.au

Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

December quarter 2019: \$1,355,000



5 3 2

Property Type: House (Res)

Agent Comments

Comparable Properties



18 Fowler St BOX HILL SOUTH 3128 (REI)

Agent Comments

5 2 2

Price: \$2,052,000

Method: Auction Sale

Date: 16/11/2019

Rooms: 9

Property Type: House (Res)

Land Size: 1036 sqm approx



31 Grandview Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,985,000

Method: Sold Before Auction

Date: 14/10/2019

Rooms: 7

Property Type: House (Res)

Land Size: 836 sqm approx



39 Wellman St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,860,000

Method: Private Sale

Date: 18/11/2019

Rooms: 8

Property Type: House

Land Size: 738 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.