

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

8 Halsey Street, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$1,880,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Box Hill South

Period - From

01/01/2021

to

31/03/2021

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 Roberts Av BOX HILL SOUTH 3128	\$1,818,000	26/06/2021
2	14 Venice St BOX HILL SOUTH 3128	\$1,730,000	15/05/2021
3	67 Wellman St BOX HILL SOUTH 3128	\$2,060,000	17/04/2021

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:

05/07/2021 12:12



4 2 2

Property Type: House (Res)

Land Size: 679 sqm approx

Agent Comments

Comparable Properties



18 Roberts Av BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 1

Price: \$1,818,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 630 sqm approx

14 Venice St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 3

Price: \$1,730,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 663 sqm approx



67 Wellman St BOX HILL SOUTH 3128 (VG)

Agent Comments

5 - -

Price: \$2,060,000

Method: Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 557 sqm approx