

# 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

26/1219-1221 Riversdale Road, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$480,000

### 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	4/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia	\$480,000	16/08/2019
2	2/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia	\$430,000	16/08/2019
3	25/1219-1221 Riversdale Rd BOX HILL SOUTH 3128	\$440,000	12/08/2019

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 10:58



 3  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

4/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia (REI) Agent Comments

 3  1  1

**Price:** \$480,000

**Method:**

**Date:** 16/08/2019

**Property Type:** Apartment

2/1219-1221 Riversdale Rd, Box Hill South, Vic 3128, Australia (REI) Agent Comments

 3  1  1

**Price:** \$430,000

**Method:**

**Date:** 16/08/2019

**Property Type:** Apartment

25/1219-1221 Riversdale Rd BOX HILL SOUTH 3128 (VG) Agent Comments

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**Price:** \$440,000

**Method:** Sale

**Date:** 12/08/2019

**Property Type:** Strata Unit/Flat