

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

34 Devon Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,319,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2020

to 31/12/2020

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	6 Kildare St BURWOOD 3125	\$1,485,000	13/11/2020
2	5 Conder Av BURWOOD 3125	\$1,450,000	31/10/2020
3	1231 Riversdale Rd BOX HILL SOUTH 3128	\$1,400,000	17/10/2020

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:

15/03/2021 10:38



 4  3  2

Property Type: House (Res)

Land Size: 933 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2020: \$1,319,000

Comparable Properties



6 Kildare St BURWOOD 3125 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,485,000

Method: Private Sale

Date: 13/11/2020

Property Type: House

Land Size: 585 sqm approx



5 Conder Av BURWOOD 3125 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Auction Sale

Date: 31/10/2020

Property Type: House (Res)

Land Size: 525 sqm approx



1231 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 17/10/2020

Rooms: 7

Property Type: House

Land Size: 683 sqm approx