

# 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

36 Grandview 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

\$1,475,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Box Hill South

Period - From

21/03/2021

to

20/03/2022

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	23 Massey St BOX HILL SOUTH 3128	\$1,500,000	23/10/2021
2	34 Cadorna St BOX HILL SOUTH 3128	\$1,500,000	24/09/2021
3	66 Wellman St BOX HILL SOUTH 3128	\$1,455,000	11/12/2021

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:

21/03/2022 11:46



 2  1  1

**Property Type:** House (Res)

**Land Size:** 799 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,475,000

**Median House Price**

21/03/2021 - 20/03/2022: \$1,550,000

## Comparable Properties

**23 Massey St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 23/10/2021

**Property Type:** House (Res)

**Land Size:** 640 sqm approx

**34 Cadorna St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

 3  1  -

**Price:** \$1,500,000

**Method:** Sold Before Auction

**Date:** 24/09/2021

**Property Type:** House (Res)

**Land Size:** 788 sqm approx

**66 Wellman St BOX HILL SOUTH 3128 (VG)** **Agent Comments**

 2  -  -

**Price:** \$1,455,000

**Method:** Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 651 sqm approx