

# 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 3 Beaver Street, Box Hill South 3128

### Indicative selling price

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

Range Between

\$1,350,000

&

\$1,485,000

### Median sale price

Median price

\$1,226,550

Property type

House

Suburb

Box Hill South

Period - From

01/04/2019

to

31/03/2020

Source

REIV

### Comparable property sales

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 17 Acacia St, BOX HILL	\$1,312,000	23/11/2019
2 1/18 Jenner St, BLACKBURN SOUTH	\$1,378,000	23/01/2020
3 1 Camelia St BOX HILL	\$1,528,000	23/11/2019

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: 08/05/2020