## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Gardner Street, Box Hill South Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$2,100,000	&	\$2,300,0	00				
Median sale price								
Median price	\$1,515,000	Property Type	House	Suburb	Box Hill South			
Period - From	20/04/2021	to 19/04/2022	2 So	urce 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.

Ade	dress of comparable property	Price	Date of sale
1	421 Mont Albert Rd MONT ALBERT 3127	\$2,208,000	09/04/2022
2	3 Hannaslea St BOX HILL 3128	\$2,200,000	02/04/2022
3	10 Haig St BOX HILL SOUTH 3128	\$2,131,000	02/04/2022

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:

20/04/2022 10:40









Property Type: House (Res) Land Size: 620 sqm approx Agent Comments

**Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** 20/04/2021 - 19/04/2022: \$1,515,000

# **Comparable Properties**



421 Mont Albert Rd MONT ALBERT 3127 (REI) Agent Comments



Price: \$2,208,000 Method: Auction Sale Date: 09/04/2022 Property Type: House (Res) Land Size: 724 sqm approx



3 Hannaslea St BOX HILL 3128 (REI)

10 Haig St BOX HILL SOUTH 3128 (REI)

**n** 2

**6** 2 2



Price: \$2,200,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Land Size: 836 sqm approx

Agent Comments

Agent Comments

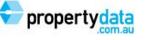


Price: \$2,131,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Land Size: 843 sqm approx

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#### Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





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