

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

8 Gardner Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,515,000

Property Type House

Suburb Box Hill South

Period - From 20/04/2021

to

19/04/2022

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	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



 5  3  2

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**

 4  2  2

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)

Agent Comments

 4  2  2

Price: \$2,200,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 836 sqm approx



10 Haig St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  2  2

Price: \$2,131,000

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 843 sqm approx

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