

## 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 GIBSON STREET BOX HILL SOUTH VIC 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,440,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Box Hill South

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

16 MENZIES STREET BOX HILL VIC 3128	\$1,460,000	09-Sep-23
36 BEAVER STREET BOX HILL SOUTH VIC 3128	\$1,415,000	09-Dec-23
7 NASH ROAD BOX HILL SOUTH VIC 3128	\$1,450,000	19-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 20 February 2024



**16 MENZIES STREET BOX HILL VIC 3128** Sold Price **\$1,460,000** Sold Date **09-Sep-23**

 3  1  2

Distance **0.99km**



**36 BEAVER STREET BOX HILL SOUTH VIC 3128** Sold Price <sup>RS</sup> **\$1,415,000** Sold Date **09-Dec-23**

 3  1  2

Distance **1.16km**



**7 NASH ROAD BOX HILL SOUTH VIC 3128** Sold Price **\$1,450,000** Sold Date **19-Nov-23**

 3  2  1

Distance **1.93km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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