

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 Crossman Court, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,410,000

Property Type House

Suburb Box Hill South

Period - From 01/04/2022

to 31/03/2023

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	4a Chaucer St BOX HILL SOUTH 3128	\$1,811,000	25/03/2023
2	16 Neville St BOX HILL SOUTH 3128	\$1,650,000	10/12/2022
3	1248 Riversdale Rd BOX HILL SOUTH 3128	\$1,595,000	25/02/2023

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:

26/04/2023 10:03

8 Crossman Court, Box Hill South Vic 3128

Tim Heavyside
94703390
0403020404
tim@heavyside.co



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 570 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending March 2023: \$1,410,000

Comparable Properties



4a Chaucer St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 2

Price: \$1,811,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 417 sqm approx



16 Neville St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 10/12/2022
Property Type: House
Land Size: 727.45 sqm approx



1248 Riversdale Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,595,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 715 sqm approx

Account - Heavyside



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