

# 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

1/44 Monash Street, Box Hill South Vic 3128

### Indicative selling price

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

Range between \$720,000

&

\$790,000

### Median sale price

Median price \$851,800

Property Type Unit

Suburb Box Hill South

Period - From 01/01/2021

to 31/03/2021

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	2/37 Stott St BOX HILL SOUTH 3128	\$789,000	26/06/2021
2	172 Station St BOX HILL SOUTH 3128	\$718,000	27/03/2021
3	13 Lyndoch St BOX HILL SOUTH 3128	\$880,000	20/03/2021

**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:

09/07/2021 12:05



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**2/37 Stott St BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$789,000

**Method:** Auction Sale

**Date:** 26/06/2021

**Property Type:** Unit



**172 Station St BOX HILL SOUTH 3128 (REI/VG)** Agent Comments



**Price:** \$718,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Unit



**13 Lyndoch St BOX HILL SOUTH 3128 (VG)**

Agent Comments



**Price:** \$880,000

**Method:** Sale

**Date:** 20/03/2021

**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling