

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 49 Beaver Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,683,000 Property Type House Suburb Box Hill South

Period - From 01/07/2024 to 30/09/2024 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	15 Chaucer St BOX HILL SOUTH 3128	\$1,680,000	09/11/2024
2	33 Fowler St BOX HILL SOUTH 3128	\$1,750,000	25/10/2024
3	11 Hamel St BOX HILL SOUTH 3128	\$1,683,000	20/07/2024

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: 18/11/2024 23:37



3 2 2

Property Type: House
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
September quarter 2024: \$1,683,000

Comparable Properties



15 Chaucer St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$1,680,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 696 sqm approx



33 Fowler St BOX HILL SOUTH 3128 (REI)

Agent Comments

5 2 2

Price: \$1,750,000
Method: Private Sale
Date: 25/10/2024
Property Type: House
Land Size: 843 sqm approx



11 Hamel St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 2 -

Price: \$1,683,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 771 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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