

## 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

36 BEGONIA 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Box Hill South

Period-from

01 Sep 2023

to

31 Aug 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

8 PENROSE STREET BOX HILL SOUTH VIC 3128	\$1,135,000	29-Apr-24
13 ELEY ROAD BOX HILL SOUTH VIC 3128	\$1,150,000	10-Aug-24
4 HASTINGS AVENUE BLACKBURN SOUTH VIC 3130	\$1,175,000	02-May-24

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: 19 September 2024



**8 PENROSE STREET BOX HILL SOUTH VIC 3128**

3 1 -

Sold Price **\$1,135,000** Sold Date **29-Apr-24**

Distance **1.44km**



**13 ELEY ROAD BOX HILL SOUTH VIC 3128**

5 2 1

Sold Price <sup>RS</sup> **\$1,150,000** Sold Date **10-Aug-24**

Distance **0.83km**



**4 HASTINGS AVENUE BLACKBURN SOUTH VIC 3130**

3 1 2

Sold Price **\$1,175,000** Sold Date **02-May-24**

Distance **1.81km**

RS = Recent sale      UN = Undisclosed Sale

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