

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

1/46 Penrose Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$775,000

&

\$850,000

Median sale price

Median price \$1,397,500

Property Type House

Suburb Box Hill South

Period - From 05/03/2022

to

04/03/2023

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	20 Greenwood St BURWOOD 3125	\$950,000	29/10/2022
2	39 Boardman CI BOX HILL SOUTH 3128	\$940,000	06/11/2022
3	12 Clifton St BOX HILL SOUTH 3128	\$863,000	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:

05/03/2023 08:36

1/46 Penrose Street, Box Hill South Vic 3128



 3  1  1

Property Type: House
Land Size: 239 sqm approx
Agent Comments

Indicative Selling Price

\$775,000 - \$850,000

Median House Price

05/03/2022 - 04/03/2023: \$1,397,500

Comparable Properties



20 Greenwood St BURWOOD 3125 (REI/VG)

Agent Comments

 3  1  2

Price: \$950,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 241 sqm approx



39 Boardman CI BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

 3  1  2

Price: \$940,000
Method: Auction Sale
Date: 06/11/2022
Property Type: Unit
Land Size: 265 sqm approx



12 Clifton St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  1  2

Price: \$863,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 478 sqm approx

Account - Heavyside



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.