

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

4a Chaucer Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,550,000

&

\$1,700,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Box Hill South

Period - From

22/02/2022

to

21/02/2023

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	25a Webster St CAMBERWELL 3124	\$2,170,000	03/12/2022
2	80 Albion Rd BOX HILL 3128	\$1,932,000	01/10/2022
3	53 Broughton Rd SURREY HILLS 3127	\$1,680,000	06/12/2022

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:

22/02/2023 12:26

4a Chaucer Street, Box Hill South Vic 3128

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 4  3  2

Property Type: House
Land Size: 417 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
22/02/2022 - 21/02/2023: \$1,400,000

Comparable Properties



25a Webster St CAMBERWELL 3124 (REI)

Agent Comments

 4  3  3

Price: \$2,170,000
Method: Private Sale
Date: 03/12/2022
Property Type: Townhouse (Single)
Land Size: 360 sqm approx



80 Albion Rd BOX HILL 3128 (REI/VG)

Agent Comments

 4  5  2

Price: \$1,932,000
Method: Auction Sale
Date: 01/10/2022
Property Type: House (Res)
Land Size: 461 sqm approx



53 Broughton Rd SURREY HILLS 3127 (REI)

Agent Comments

 4  3  1

Price: \$1,680,000
Method: Private Sale
Date: 06/12/2022
Property Type: House
Land Size: 328 sqm approx

Account - Heavyside



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