

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

10 Richardson Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$850,000

 &

\$930,000

Median sale price

Median price

\$924,000

 Property Type

House

 Suburb

Box Hill South

Period - From

01/04/2019

 to

30/06/2019

 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	152 Station St BOX HILL SOUTH 3128	\$936,000	18/05/2019
2	32 Wellard Rd BOX HILL SOUTH 3128	\$912,000	11/05/2019
3	18 Venice St BOX HILL SOUTH 3128	\$830,000	13/04/2019

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:

08/10/2019 15:45



4 2 1

Property Type: House
Land Size: 550 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$930,000
Median House Price
 June quarter 2019: \$924,000

Comparable Properties



152 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 2

Price: \$936,000
Method: Auction Sale
Date: 18/05/2019
Property Type: House (Res)
Land Size: 576 sqm approx



32 Wellard Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 1

Price: \$912,000
Method: Auction Sale
Date: 11/05/2019
Rooms: 3
Property Type: House (Res)
Land Size: 640 sqm approx



18 Venice St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 2

Price: \$830,000
Method: Auction Sale
Date: 13/04/2019
Property Type: House (Res)
Land Size: 565 sqm approx