

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

1245 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$1,330,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Box Hill South

Period - From

01/04/2023

to

31/03/2024

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	81 Albion Rd BOX HILL 3128	\$1,300,000	02/05/2024
2	7 Glenice Av BLACKBURN SOUTH 3130	\$1,290,000	17/02/2024
3	864 Canterbury Rd BOX HILL SOUTH 3128	\$1,290,000	18/03/2024

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:

05/07/2024 10:15

1245 Riversdale Road, Box Hill South Vic 3128

McGrath

James Lewis

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Indicative Selling Price

\$1,330,000

Median House Price

Year ending March 2024: \$1,500,000



3 1 3

Property Type: House (Res)

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



81 Albion Rd BOX HILL 3128 (REI)

Agent Comments

3 1 1

Price: \$1,300,000

Method: Private Sale

Date: 02/05/2024

Property Type: House

Land Size: 205 sqm approx



7 Glenice Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,290,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 749 sqm approx



864 Canterbury Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,290,000

Method: Private Sale

Date: 18/03/2024

Property Type: House

Land Size: 312 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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