

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

20 Boardman Close, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$1,149,950

Median sale price

Median price

\$1,055,000

Property Type

Unit

Suburb

Box Hill South

Period - From

01/07/2021

to

30/09/2021

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 Jellicoe St BOX HILL SOUTH 3128	\$1,180,000	10/06/2021
2	1/291 Elgar Rd SURREY HILLS 3127	\$1,138,000	23/07/2021
3	280 Middleborough Rd BLACKBURN SOUTH 3130	\$1,100,000	08/07/2021

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:

20/10/2021 12:25



4 2 2

Property Type: House
Land Size: 236 sqm approx
Agent Comments

Indicative Selling Price

\$1,149,950

Median Unit Price

September quarter 2021: \$1,055,000

Comparable Properties



25a Jellicoe St BOX HILL SOUTH 3128 (VG)

Agent Comments

3 - -

Price: \$1,180,000
Method: Sale
Date: 10/06/2021
Property Type: House (Res)
Land Size: 403 sqm approx



1/291 Elgar Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

3 3 2

Price: \$1,138,000
Method: Sold Before Auction
Date: 23/07/2021
Property Type: Townhouse (Res)



280 Middleborough Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 3 1

Price: \$1,100,000
Method: Sold Before Auction
Date: 08/07/2021
Property Type: Townhouse (Res)
Land Size: 151 sqm approx

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