

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

93 Eley Road, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,410,000

Property Type

House

Suburb

Box Hill South

Period - From

01/04/2022

to

31/03/2023

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	1/48 Shawlands Av BLACKBURN SOUTH 3130	\$1,380,000	16/03/2023
2	33a Byron St BOX HILL SOUTH 3128	\$1,270,000	22/04/2023
3	2/47 Cadorna St BOX HILL SOUTH 3128	\$1,200,000	10/12/2022

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:

18/05/2023 16:42



4 2 2

Property Type: Townhouse
(Single)

Land Size: 387 sqm approx

Agent Comments

Comparable Properties



1/48 Shawlands Av BLACKBURN SOUTH 3130 (REI) **Agent Comments**

4 2 2

Price: \$1,380,000

Method: Sold Before Auction

Date: 16/03/2023

Property Type: Townhouse (Res)

Land Size: 334 sqm approx



33a Byron St BOX HILL SOUTH 3128 (REI) **Agent Comments**

4 2 1

Price: \$1,270,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Townhouse (Res)

Land Size: 221 sqm approx



2/47 Cadorna St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,200,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)

Land Size: 321 sqm approx