

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

31 Linden Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$974,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2018

to 30/09/2019

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	22 Neville St BOX HILL SOUTH 3128	\$1,292,888	30/09/2019
2	9 Roberts Av BOX HILL SOUTH 3128	\$1,253,000	12/10/2019
3	1 Halsey St BOX HILL SOUTH 3128	\$1,154,000	06/07/2019

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:

24/10/2019 09:34

31 Linden Street, Box Hill South Vic 3128



Daniel Bullen

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2019: \$974,000



2 2 1

Property Type: House

Land Size: 756 sqm approx

Agent Comments

Comparable Properties



22 Neville St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 2

Price: \$1,292,888

Method: Sold Before Auction

Date: 30/09/2019

Property Type: House (Res)

Land Size: 725 sqm approx



9 Roberts Av BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$1,253,000

Method: Auction Sale

Date: 12/10/2019

Rooms: 5

Property Type: House (Res)



1 Halsey St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

4 1 1

Price: \$1,154,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 8

Property Type: House (Res)

Land Size: 742 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.