

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 Venice Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$950,000

Property Type House

Suburb Box Hill South

Period - From 01/07/2018

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	68 Albion Rd BOX HILL 3128	\$1,791,000	05/10/2019
2	27 Birdwood St BOX HILL SOUTH 3128	\$1,781,000	14/09/2019
3	381 Station St BOX HILL SOUTH 3128	\$1,721,000	31/08/2019

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:

18/10/2019 09:39



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Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 878 sqm approx

Agent Comments

Comparable Properties



68 Albion Rd BOX HILL 3128 (REI)

Agent Comments

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Price: \$1,791,000

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 988 sqm approx



27 Birdwood St BOX HILL SOUTH 3128 (REI)

Agent Comments

🛏 3 🛋 2 🚗 2

Price: \$1,781,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 920 sqm approx



381 Station St BOX HILL SOUTH 3128 (REI)

Agent Comments

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Price: \$1,721,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 8

Property Type: House (Res)

Land Size: 752 sqm approx