

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

13 Verona Street Box Hill South VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,400,000

Property type

House

Suburb

Box Hill South

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

37 Monash Street Box Hill South VIC 3128	\$1,651,000	02-Oct-21
14 Venice Street Box Hill South VIC 3128	\$1,730,000	15-May-21
46 Monash Street Box Hill South VIC 3128	\$1,650,000	20-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 08 October 2021



37 Monash Street Box Hill South VIC 3128

2 1 2

Sold Price

^{RS}

\$1,651,000

Sold Date

02-Oct-21

Distance

0.26km



14 Venice Street Box Hill South VIC 3128

3 2 3

Sold Price

\$1,730,000

Sold Date

15-May-21

Distance

0.04km



46 Monash Street Box Hill South VIC 3128

4 2 4

Sold Price

\$1,650,000

Sold Date

20-Mar-21

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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