

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 Begonia Street, 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 & \$1,320,000

Median sale price

Median price \$1,515,000 Property Type House Suburb Box Hill South

Period - From 02/12/2020 to 01/12/2021 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	55 Eley Rd BOX HILL SOUTH 3128	\$1,315,000	21/08/2021
2	32 Linden St BOX HILL SOUTH 3128	\$1,315,000	18/09/2021
3	13 Montpellier Rd BURWOOD 3125	\$1,300,000	05/07/2021

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: 02/12/2021 08:54



 3  1  1

Property Type: House
Land Size: 724 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 02/12/2020 - 01/12/2021: \$1,515,000

Comparable Properties



55 Eley Rd BOX HILL SOUTH 3128 (REI/VG)

 3  1  2

Price: \$1,315,000
Method: Auction Sale
Date: 21/08/2021
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

Similar Land Value- property



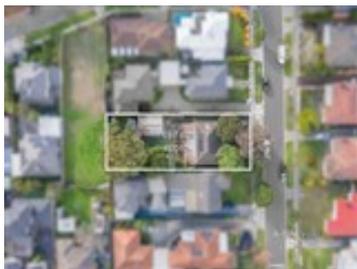
32 Linden St BOX HILL SOUTH 3128 (REI)

 4  2  2

Price: \$1,315,000
Method: Auction Sale
Date: 18/09/2021
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments

Land proerty in a slightly better position



13 Montpellier Rd BURWOOD 3125 (REI/VG)

 3  1  2

Price: \$1,300,000
Method: Sold Before Auction
Date: 05/07/2021
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Similar Quality Condition and land size

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199