

# 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](http://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