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

18 Barcelona Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,650,000		&		\$1,729,000					
Median sale pi	rice									
Median price	\$1,800,500	Pro	Property Type		louse		Suburb	Box Hill		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	86 Nelson Rd BOX HILL NORTH 3129	\$1,725,000	24/02/2024
2	4 Parkside Av BOX HILL 3128	\$1,725,000	09/12/2023
3	29 Grandview Rd BOX HILL SOUTH 3128	\$1,720,000	17/12/2023

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.

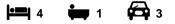
This Statement of Information was prepared on:

04/03/2024 12:01



18 Barcelona Street, Box Hill Vic 3128





Property Type: House **Land Size:** 790 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,729,000 Median House Price December quarter 2023: \$1,800,500

Comparable Properties



86 Nelson Rd BOX HILL NORTH 3129 (REI)



Price: \$1,725,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res)

4 Parkside Av BOX HILL 3128 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,725,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 701 sqm approx

29 Grar (REI/VG

29 Grandview Rd BOX HILL SOUTH 3128 (REI/VG)



Price: \$1,720,000 Method: Auction Sale Date: 17/12/2023 Property Type: House (Res) Land Size: 836 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



propertydata

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