

# 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

35 Sweetland Road, Box Hill 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

\$1,750,000

&

\$1,825,000

### Median sale price

Median price

\$1,610,000

Property Type

House

Suburb

Box Hill

Period - From

01/01/2020

to

31/12/2020

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	18 Stanley St BOX HILL SOUTH 3128	\$1,845,000	14/10/2020
2	38 Landale St BOX HILL 3128	\$1,810,000	05/12/2020
3	10 Clota Av BOX HILL 3128	\$1,753,000	12/12/2020

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:

16/03/2021 10:16

35 Sweetland Road, Box Hill Vic 3128



Daniel Bullen

9908 5700

0412 809 725

danielbullen@jellisrcraig.com.au

**Indicative Selling Price**

\$1,750,000 - \$1,825,000

**Median House Price**

Year ending December 2020: \$1,610,000



4 2 2

**Property Type:** House

**Land Size:** 615 sqm approx

Agent Comments

## Comparable Properties



**18 Stanley St BOX HILL SOUTH 3128 (REI/VG)** Agent Comments

5 2 6

**Price:** \$1,845,000

**Method:** Sold Before Auction

**Date:** 14/10/2020

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**38 Landale St BOX HILL 3128 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,810,000

**Method:** Auction Sale

**Date:** 05/12/2020

**Property Type:** House (Res)

**Land Size:** 540 sqm approx



**10 Clota Av BOX HILL 3128 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,753,000

**Method:** Auction Sale

**Date:** 12/12/2020

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.