

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

50 Neville Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,299,000

Median sale price

Median price

\$1,355,000

Property Type

House

Suburb

Box Hill South

Period - From

01/10/2019

to

31/12/2019

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	22 Stanley St BOX HILL SOUTH 3128	\$1,355,000	30/11/2019
2	22 Neville St BOX HILL SOUTH 3128	\$1,292,888	30/09/2019
3	6 Milton Cr BOX HILL SOUTH 3128	\$1,300,000	20/09/2019

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:

06/03/2020 09:30

50 Neville Street, Box Hill South Vic 3128



Matthew Scafidi

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Indicative Selling Price

\$1,299,000

Median House Price

December quarter 2019: \$1,355,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



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

3 1 -

Price: \$1,355,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 5

Property Type: House (Res)

Land Size: 777 sqm approx



22 Neville St BOX HILL SOUTH 3128 (REI/VG) Agent Comments

2 1 2

Price: \$1,292,888

Method: Sold Before Auction

Date: 30/09/2019

Property Type: House (Res)

Land Size: 725 sqm approx



6 Milton Cr BOX HILL SOUTH 3128 (VG) Agent Comments

2 - -

Price: \$1,300,000

Method: Sale

Date: 20/09/2019

Property Type: House (Res)

Land Size: 795 sqm approx

Account - Jellis Craig | P: 03 9908 5777 | F: 03 9908 5777



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.