

# 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

1/33-39 Hopetoun Parade, 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)

Single price

\$935,000

### Median sale price

Median price

\$906,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

05/12/2020

to

04/12/2021

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	4/926 Canterbury Rd BOX HILL SOUTH 3128	\$985,000	14/06/2021
2	7 Peppermint Gr BOX HILL SOUTH 3128	\$940,000	27/09/2021
3	1/21 Beech St SURREY HILLS 3127	\$920,000	03/07/2021

**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:

05/12/2021 00:52



3 2 2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$935,000

**Median Townhouse Price**

05/12/2020 - 04/12/2021: \$906,000

## Comparable Properties



**4/926 Canterbury Rd BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$985,000

**Method:** Private Sale

**Date:** 14/06/2021

**Property Type:** Townhouse (Res)

**Land Size:** 216 sqm approx



**7 Peppermint Gr BOX HILL SOUTH 3128 (REI)**

Agent Comments

3 2 2

**Price:** \$940,000

**Method:** Sold Before Auction

**Date:** 27/09/2021

**Property Type:** Townhouse (Res)

**Land Size:** 234 sqm approx



**1/21 Beech St SURREY HILLS 3127 (VG)**

Agent Comments

3 - -

**Price:** \$920,000

**Method:** Sale

**Date:** 03/07/2021

**Property Type:** Flat/Unit/Apartment (Res)