

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 Halsey Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$910,000 & \$1,000,000

Median sale price

Median price \$1,110,000 House X Unit Suburb Box Hill South

Period - From 01/04/2018 to 31/03/2019 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 32 Kitchener St BOX HILL SOUTH 3128	\$1,030,000	12/03/2019
2 1195 Riversdale Rd BOX HILL SOUTH 3128	\$971,000	23/03/2019
3 1234 Riversdale Rd BOX HILL SOUTH 3128	\$880,000	14/12/2018

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.



Rooms: 8

Property Type: House

Land Size: 742 sqm approx

Agent Comments

Comparable Properties

32 Kitchener St BOX HILL SOUTH 3128 (VG)

Agent Comments



Price: \$1,030,000

Method: Sale

Date: 12/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 698 sqm approx



1195 Riversdale Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$971,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 755 sqm approx



1234 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 14/12/2018

Rooms: 6

Property Type: House

Land Size: 752 sqm approx