

# 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

2/23 Birdwood Street, Box Hill South 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 \$850,000 & \$930,000

### Median sale price

Median price \$850,000

Property Type Unit

Suburb Box Hill South

Period - From 01/04/2021

to 30/06/2021

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	1/134 Middleborough Rd BLACKBURN SOUTH 3130	\$930,000	26/06/2021
2	1/7 Jellicoe St BOX HILL SOUTH 3128	\$917,000	27/03/2021
3	2/3 Glenice Av BLACKBURN SOUTH 3130	\$870,000	19/08/2021

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:

09/09/2021 10:25



3 1 2

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$930,000  
**Median Unit Price**  
June quarter 2021: \$850,000

## Comparable Properties



**1/134 Middleborough Rd BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

3 1 1

**Price:** \$930,000  
**Method:** Auction Sale  
**Date:** 26/06/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 293 sqm approx



**1/7 Jellicoe St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$917,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** Unit  
**Land Size:** 272 sqm approx



**2/3 Glenice Av BLACKBURN SOUTH 3130 (REI)** **Agent Comments**

3 1 1

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 19/08/2021  
**Property Type:** Unit

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613