

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

27-29 Graham Place, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,536,000

Property Type House

Suburb Box Hill

Period - From 01/04/2022

to 31/03/2023

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	35 Simpsons Rd BOX HILL 3128	\$2,355,000	18/02/2023
2	46 Rose St BOX HILL 3128	\$1,680,000	19/03/2023
3			

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:

24/04/2023 15:31



 4  2  2

Rooms: 8
Property Type: House
Land Size: 976 sqm approx
Agent Comments

Indicative Selling Price
 \$1,700,000 - \$1,870,000
Median House Price
 Year ending March 2023: \$1,536,000

Comparable Properties



35 Simpsons Rd BOX HILL 3128 (REI)

 3  1  -

Price: \$2,355,000
Method: Auction Sale
Date: 18/02/2023
Property Type: House (Res)
Land Size: 1320 sqm approx

Agent Comments
 Larger land



46 Rose St BOX HILL 3128 (REI)

 5  3  1

Price: \$1,680,000
Method: Auction Sale
Date: 19/03/2023
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments
 Smaller land

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.