Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode 19 David Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price	\$1,556,000	Pro	perty Type	House		Suburb	Box Hill South
Period - From	19/01/2021	to	18/01/2022	9	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

	aress of comparable property	1 1100	Date of Sale
1	32 Linden St BOX HILL SOUTH 3128	\$1,315,000	18/09/2021
2	28 Linden St BOX HILL SOUTH 3128	\$1,450,500	23/10/2021
3	20 Surrey St BOX HILL SOUTH 3128	\$1,480,000	19/09/2021

OR

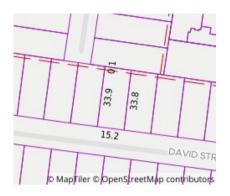
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	19/01/2022 14:49



Date of sale





Property Type: House Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price** 19/01/2021 - 18/01/2022: \$1,556,000

Comparable Properties



32 Linden St BOX HILL SOUTH 3128 (REI)





Price: \$1,315,000 Method: Auction Sale Date: 18/09/2021

Property Type: House (Res) Land Size: 500 sqm approx

Agent Comments



28 Linden St BOX HILL SOUTH 3128 (REI)



Price: \$1,450,500 Method: Auction Sale Date: 23/10/2021

Property Type: House (Res) Land Size: 658 sqm approx

Agent Comments

Agent Comments



20 Surrey St BOX HILL SOUTH 3128 (REI/VG)

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Price: \$1,480,000

Method: Sold Before Auction

Date: 19/09/2021

Property Type: House (Res) Land Size: 585 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



