

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

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

Property Type House

Suburb Box Hill South

Period - From 19/01/2021

to

18/01/2022

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 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



3 1 2

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)

Agent Comments

4 2 2

Price: \$1,315,000
Method: Auction Sale
Date: 18/09/2021
Property Type: House (Res)
Land Size: 500 sqm approx



28 Linden St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 1

Price: \$1,450,500
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)
Land Size: 658 sqm approx



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

Agent Comments

3 1 2

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