

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

17 Frank Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Box Hill South

Period - From 01/04/2021

to

31/03/2022

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	2 Jenner St BLACKBURN SOUTH 3130	\$1,475,000	21/05/2022
2	16 Fulton Rd BLACKBURN SOUTH 3130	\$1,455,000	26/02/2022
3	22 Tennyson St BURWOOD 3125	\$1,380,000	26/03/2022

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:

14/06/2022 14:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
Year ending March 2022: \$1,550,000

Comparable Properties



2 Jenner St BLACKBURN SOUTH 3130 (REI)

Agent Comments



Price: \$1,475,000
Method: Auction Sale
Date: 21/05/2022
Property Type: House (Res)
Land Size: 705 sqm approx



16 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments



Price: \$1,455,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 793 sqm approx

22 Tennyson St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,380,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 704 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199