#### 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	49 Beaver Street, Box Hill South Vic 3128
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,500,000

#### Median sale price

Median price	\$1,683,000	Pro	perty Type	House		Suburb	Box Hill South
Period - From	01/07/2024	to	30/09/2024		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

Au	aress or comparable property	1 1100	Date of Sale
1	15 Chaucer St BOX HILL SOUTH 3128	\$1,680,000	09/11/2024
2	33 Fowler St BOX HILL SOUTH 3128	\$1,750,000	25/10/2024
3	11 Hamel St BOX HILL SOUTH 3128	\$1,683,000	20/07/2024

#### 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:	18/11/2024 23:37



Date of sale







**Property Type:** House **Land Size:** 812 sqm approx Agent Comments

Indicative Selling Price \$1,500,000 Median House Price September quarter 2024: \$1,683,000

## Comparable Properties



15 Chaucer St BOX HILL SOUTH 3128 (REI)

•=

3

Price: \$1.680.000

**—** 

1

**a** 2

Method: Auction Sale Date: 09/11/2024 Property Type: House (Re

**Property Type:** House (Res) **Land Size:** 696 sqm approx

Agent Comments



33 Fowler St BOX HILL SOUTH 3128 (REI)

5

**-**

2

**3** 

2

**Agent Comments** 

Price: \$1,750,000 Method: Private Sale Date: 25/10/2024 Property Type: House Land Size: 843 sqm approx



11 Hamel St BOX HILL SOUTH 3128 (REI)

4

**6** 

**Price:** \$1,683,000 **Method:** Auction Sale **Date:** 20/07/2024

**Property Type:** House (Res) **Land Size:** 771 sqm approx

**Agent Comments** 

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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