Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/5 Surrey Street, Box Hill South Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,450,500	Pro	operty Type	Hou	se		Suburb	Box Hill South	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	22 David St BOX HILL SOUTH 3128	\$1,725,000	01/05/2025
2	3 Hansen CI BURWOOD 3125	\$1,700,000	03/03/2025
3	2/22 Frank St BOX HILL SOUTH 3128	\$1,660,000	15/02/2025

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:

16/05/2025 10:31









Property Type: House (Res) Land Size: 264 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending March 2025: \$1,450,500

Comparable Properties

22 David St BOX HILL SOUTH 3128 (REI) 4 2 2 1 Price: \$1,725,000 Method: Private Sale Date: 01/05/2025 Property Type: House Land Size: 516 sqm approx	Agent Comments
3 Hansen CI BURWOOD 3125 (REI) 4 2 2 Price: \$1,700,000 Method: Private Sale Date: 03/03/2025 Property Type: House	Agent Comments
2/22 Frank St BOX HILL SOUTH 3128 (REI) 4 2 2 2 Price: \$1,660,000 Method: Auction Sale Date: 15/02/2025 Property Type: Townhouse (Res)	Agent Comments

Account - Gem Realty



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