

# 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

23 Bass Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,870,000

### Median sale price

Median price

\$1,550,000

Property Type

House

Suburb

Box Hill

Period - From

01/07/2018

to

30/06/2019

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 | 35 Parkside Av BOX HILL 3128   | \$2,030,000 | 10/08/2019   |
| 2 | 22 James St BOX HILL 3128      | \$1,655,000 | 02/07/2019   |
| 3 | 30 Acacia St BOX HILL 3128     | \$1,580,000 | 18/06/2019   |

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:

16/09/2019 12:19



**Property Type:** House (Res)  
**Land Size:** 702 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,870,000  
**Median House Price**  
Year ending June 2019: \$1,550,000

## Comparable Properties



**35 Parkside Av BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$2,030,000  
**Method:** Auction Sale  
**Date:** 10/08/2019  
**Rooms:** 8  
**Property Type:** House (Res)



**22 James St BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$1,655,000  
**Method:** Private Sale  
**Date:** 02/07/2019  
**Property Type:** House  
**Land Size:** 675 sqm approx



**30 Acacia St BOX HILL 3128 (REI/VG)**

**Agent Comments**



**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 18/06/2019  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 587 sqm approx