

# 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

1/18 Hill Street, Box Hill South 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 \$850,000 & \$925,000

### Median sale price

Median price \$943,500 Property Type Unit Suburb Box Hill South

Period - From 01/10/2022 to 30/09/2023 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 | 3/20 Jenner St BLACKBURN SOUTH 3130   | \$950,000 | 07/09/2023   |
| 2 | 2/2a Aberdeen Rd BLACKBURN SOUTH 3130 | \$911,000 | 26/08/2023   |
| 3 | 8/40 Barkly St BOX HILL 3128          | \$880,000 | 18/10/2023   |

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:

09/11/2023 08:24



woodards 

## 1/18 Hill Street, Box Hill South

### Additional information

Council Rates: \$1255pa (Refer S32)  
Water Rates: \$180pq plus usage (Refer S32)  
OC fees - \$585 Per Annum (Refer S32)  
Neighbourhood Residential Zone Schedule 5  
Land size: 165sqm approx.  
1970s brick veneer  
Recently renovated  
North facing  
Aircon in living room  
Bedroom 2 and 3 with BIR  
Electric cooktop and oven  
Dishwasher  
Paved courtyard  
Minimum maintenance garden  
Gas hot water  
Laundry facility in garage  
Double garage with separate driveway

### Rental Estimate

\$520 Per Week approx.



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0406 600 909

### Close proximity to

#### Schools

Kingswood College- Station St, Box Hill South (250m)  
Roberts McCubbin Primary- Birdwood St, Box Hill South (400m)  
Box Hill High- Whitehorse Rd, Box Hill (2.5km)  
PLC- Burwood Hwy, Burwood (3.3km)  
Deakin Uni- Burwood Hwy, Burwood (2.1km)

#### Shops

Aldi- Station St, Box Hill South (500m)  
Box Hill Central- Whitehorse Rd, Box Hill (1.6km)  
Westfield Doncaster- Doncaster Road, Doncaster (5.3km)

#### Parks

Gardiners Creek- Foch St, Box Hill South (900m)  
Arthur Field -Aqualink Box Hill (1.2km)  
Box Hill SkatePark-Canterbury Rd, Box Hill South (1.4km)  
Wattle Park- Riversdale Rd, Burwood (1.8km)

#### Transport

Box Hill train station (1.5km)  
Tram 70 Waterfront City Dockland (1.3km)  
Bus 903 Altona – Mordialloc (200m)  
Bus 732 Box Hill to Upper Ferntree Gully (200m)  
Bus 735 Box Hill to Nunawading (300m)  
Bus 768 Box Hill to Deakin University (500m)

#### Settlement

30/60 days or any other such terms that have been agreed to in writing by the vendor or agent prior to auction