

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

10 Clarke Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$1,542,000 Property Type House Suburb Box Hill South

Period - From 01/10/2023 to 31/12/2023 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	31 Asquith St BOX HILL SOUTH 3128	\$2,110,000	28/10/2023
2	7 Gardner St BOX HILL SOUTH 3128	\$2,100,000	25/09/2023
3	43 Stott St BOX HILL SOUTH 3128	\$2,055,000	08/12/2023

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:

04/03/2024 09:53



 5  3  1

Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Comparable Properties



31 Asquith St BOX HILL SOUTH 3128 (REI/VG) Agent Comments

 5  3  2

Price: \$2,110,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 702 sqm approx



7 Gardner St BOX HILL SOUTH 3128 (REI/VG) Agent Comments

 4  2  2

Price: \$2,100,000

Method: Private Sale

Date: 25/09/2023

Property Type: House

Land Size: 618 sqm approx



43 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4  3  2

Price: \$2,055,000

Method: Private Sale

Date: 08/12/2023

Property Type: House