

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

1168 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$1,400,000

 &

\$1,500,000

Median sale price

Median price

\$1,500,000

 Property Type

House

 Suburb

Box Hill South

Period - From

01/04/2023

 to

31/03/2024

 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	Price	Date of sale
1	19 Byron St BOX HILL SOUTH 3128	\$1,570,000	28/02/2024
2	18 Surrey St BOX HILL SOUTH 3128	\$1,520,000	02/03/2024
3	6 Duncan St BOX HILL SOUTH 3128	\$1,450,000	31/01/2024

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:

06/05/2024 11:37



Property Type: House
Land Size: 724 sqm approx

Agent Comments

This magnificently renovated solid brick home provides an unrivalled family lifestyle with four bedrooms, two bathrooms on an elevated 718 sqm with stunning hilltop views near beautiful Wattle Park.

Indicative Selling Price
\$1,400,000 - \$1,500,000

Median House Price
Year ending March 2024: \$1,500,000

Comparable Properties



19 Byron St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,570,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 697 sqm approx



18 Surrey St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,520,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House
Land Size: 582 sqm approx



6 Duncan St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 31/01/2024
Property Type: House (Res)