

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 1169 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,505,000 Property Type House Suburb Box Hill South

Period - From 07/05/2023 to 06/05/2024 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	40 Albion Rd BOX HILL 3128	\$1,735,000	21/03/2024
2	29 Grandview Rd BOX HILL SOUTH 3128	\$1,720,000	17/12/2023
3	19 Byron St BOX HILL SOUTH 3128	\$1,570,000	28/02/2024

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: 07/05/2024 10:41



Property Type: House

Land Size: 1024 sqm approx

Agent Comments

Comparable Properties



40 Albion Rd BOX HILL 3128 (REI)

Agent Comments



Price: \$1,735,000

Method: Auction Sale

Date: 21/03/2024

Property Type: House (Res)

Land Size: 807 sqm approx



29 Grandview Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$1,720,000

Method: Auction Sale

Date: 17/12/2023

Property Type: House (Res)

Land Size: 836 sqm approx



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