

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

1245 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,300,000 & \$1,380,000

Median sale price

Median price \$1,500,000 Property Type House Suburb Box Hill South

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

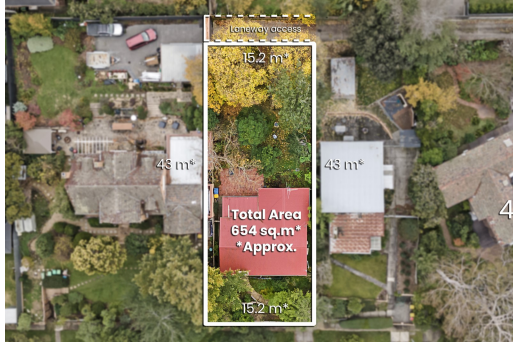
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 Penrose St BOX HILL SOUTH 3128	\$1,378,300	26/08/2023
2	3 Foch St BOX HILL SOUTH 3128	\$1,300,000	29/11/2023
3	11 Jellicoe St BOX HILL SOUTH 3128	\$1,300,000	18/11/2023

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: 18/01/2024 10:41



Property Type: House

Land Size: 654 sqm approx

Agent Comments

Comparable Properties



17 Penrose St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**



Price: \$1,378,300

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 634 sqm approx



3 Foch St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**



Price: \$1,300,000

Method: Private Sale

Date: 29/11/2023

Property Type: House

Land Size: 684 sqm approx



11 Jellicoe St BOX HILL SOUTH 3128 (REI) **Agent Comments**



Price: \$1,300,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 703 sqm approx