

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

16A Gibson Street, 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 & \$1,600,000

Median sale price

Median price \$1,173,500 Property Type Townhouse Suburb Box Hill South

Period - From 02/11/2022 to 01/11/2023 Source REIV

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

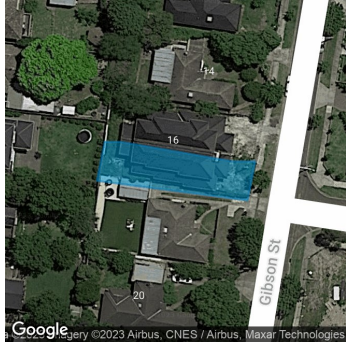
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	14a Craig St BLACKBURN SOUTH 3130	\$1,534,000	27/05/2023
2	111 Roslyn St BURWOOD 3125	\$1,510,000	05/08/2023
3	2/39 Neville St BOX HILL SOUTH 3128	\$1,502,500	02/09/2023

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: 02/11/2023 18:50



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
02/11/2022 - 01/11/2023: \$1,173,500

Comparable Properties



14a Craig St BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

4 3 2

Price: \$1,534,000

Method: Auction Sale

Date: 27/05/2023

Property Type: House (Res)

Land Size: 334 sqm approx



111 Roslyn St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,510,000

Method: Auction Sale

Date: 05/08/2023

Property Type: House (Res)



2/39 Neville St BOX HILL SOUTH 3128 (REI)

Agent Comments

4 3 2

Price: \$1,502,500

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802