

# 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

18 Moore Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### 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	38 Bentley St SURREY HILLS 3127	\$2,175,000	11/11/2023
2	31 Asquith St BOX HILL SOUTH 3128	\$2,110,000	28/10/2023
3	7 Gardner St BOX HILL SOUTH 3128	\$2,100,000	25/09/2023

**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:

30/01/2024 10:58



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2023: \$1,500,000

## Comparable Properties



38 Bentley St SURREY HILLS 3127 (REI)

Agent Comments

4 2 2

Price: \$2,175,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 687 sqm approx



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

Account - Marshall White | P: 03 9822 9999