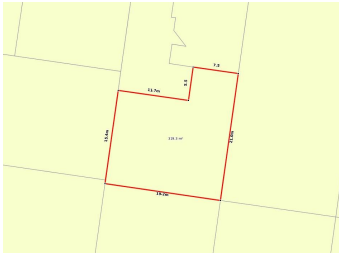


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

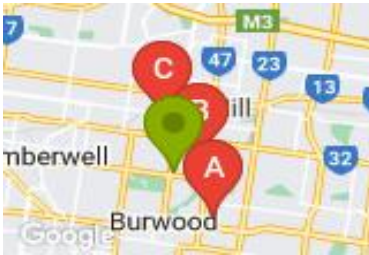

**2/4 FOWLER STREET, BOX HILL SOUTH,**
 4
  2
  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)
**Price Range: \$1,100,000 to \$1,210,000**

Provided by: Ray Tian , Ray White Balwyn

## MEDIAN SALE PRICE



## BOX HILL SOUTH, VIC, 3128

Suburb Median Sale Price (Unit)

**\$915,500**

01 April 2023 to 31 March 2024

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



## 3 MUYAN CCT, BURWOOD, VIC 3125

 4
  2
  2

Sale Price

**\$1,200,000**

Sale Date: 08/02/2024

Distance from Property: 1.6km



## 23 KINGSWOOD RISE, BOX HILL SOUTH, VIC

 3
  2
  4

Sale Price

**\$1,130,000**

Sale Date: 19/10/2023

Distance from Property: 754m



## 1/12 ST JAMES AVE, MONT ALBERT, VIC 3127

 3
  2
  2

Sale Price

**\*\*\$1,150,000**

Sale Date: 22/02/2024

Distance from Property: 1.6km



This report has been compiled on 09/04/2024 by Ray White Balwyn. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

2/4 FOWLER STREET, BOX HILL SOUTH, VIC 3128

### Indicative selling price

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

Price Range: \$1,100,000 to \$1,210,000


### Median sale price

Median price: \$915,500

Property type: Unit

Suburb: BOX HILL SOUTH

Period: 01 April 2023 to 31 March 2024

Source: 

### Comparable property sales

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
3 MUYAN CCT, BURWOOD, VIC 3125	\$1,200,000	08/02/2024
23 KINGSWOOD RISE, BOX HILL SOUTH, VIC 3128	\$1,130,000	19/10/2023
1/12 ST JAMES AVE, MONT ALBERT, VIC 3127	**\$1,150,000	22/02/2024

This Statement of Information was prepared on: 09/04/2024