## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 23 Combarton Street, Box Hill Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,450,000				
Median sale price									
Median price	\$1,720,000	Pro	Property Type		House		Suburb	Box Hill	
Period - From	01/01/2024	to	31/03/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	7 Alexander St BOX HILL 3128	\$1,550,000	05/03/2024
2	8 Gibson St BOX HILL SOUTH 3128	\$1,425,000	02/03/2024
3			

OR

**B**<sup>\*</sup> 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:

20/05/2024 11:16





Cameron Edgoose 03 9889 3990 0438 064 212





Property Type: House (Res) Land Size: 646 sqm approx Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2024: \$1,720,000

cameron@shelterrealestate.com.au

Agent Comments

Just meters from parkland in the prized Combarton Street period precinct, this charming 1940s home and its impressive 646sqm parcel present a compelling opportunity for young families to immediately enjoy the renowned family lifestyle.

# **Comparable Properties**

7 Alexander St BOX HILL 3128 (REI/VG) 3 1 2 Price: \$1,550,000 Method: Private Sale Date: 05/03/2024 Property Type: House (Res) Land Size: 483 sqm approx	Agent Comments
8 Gibson St BOX HILL SOUTH 3128 (REI) 2 1 2 2 2 Price: \$1,425,000 Method: Private Sale Date: 02/03/2024 Property Type: House Land Size: 612 sqm approx	Agent Comments

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.

Account - Shelter Real Estate | P: 03 9889 3990

propertydata



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