

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

28 Gibson Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Box Hill South

Period - From 05/09/2022 to 04/09/2023 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	1/6 Byron St BOX HILL SOUTH 3128	\$1,005,000	13/05/2023
2	2/2a Aberdeen Rd BLACKBURN SOUTH 3130	\$911,000	26/08/2023
3	5/38 Livingstone CI BURWOOD 3125	\$825,000	22/04/2023

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:

05/09/2023 16:20

28 Gibson Street, Box Hill South Vic 3128

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

05/09/2022 - 04/09/2023: \$1,400,000

Comparable Properties

1/6 Byron St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  1  2

Price: \$1,005,000

Method:

Date: 13/05/2023

Property Type: House



2/2a Aberdeen Rd BLACKBURN SOUTH 3130 (REI)

Agent Comments

 2  1  2

Price: \$911,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit

Land Size: 218 sqm approx



5/38 Livingstone Cl BURWOOD 3125 (REI/VG)

Agent Comments

 2  1  3

Price: \$825,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit

Land Size: 216 sqm approx

Account - Heavyside



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