

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 3/48-50 Hamel 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 \$931,500 Property Type Unit Suburb Box Hill South

Period - From 01/07/2022 to 30/06/2023 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	18 Starling St BURWOOD 3125	\$1,012,000	18/03/2023
2	2/12 La Frank St BURWOOD 3125	\$990,500	18/02/2023
3	2/5 Keogh St BURWOOD 3125	\$941,000	02/07/2023

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: 17/07/2023 12:53



 4  3  2

Property Type: Townhouse

Agent Comments

Comparable Properties



18 Starling St BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,012,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 224 sqm approx



2/12 La Frank St BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$990,500

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)



2/5 Keogh St BURWOOD 3125 (REI)

Agent Comments

 3  3  2

Price: \$941,000

Method: Private Sale

Date: 02/07/2023

Property Type: Townhouse (Res)