

# 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 Begonia 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)

Single price  or range between \$2,200,000 & \$2,300,000

### Median sale price

Median price \$1,395,000 Property type House Suburb BOX HILL SOUTH  
Period - From 05/09/2022 to 04/09/2023 Source core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 14a Benwerrin Road Surrey Hills Vic 3127	\$2,496,000	2023-03-25
2		
3		

This Statement of Information was prepared on: 05/09/2023

