

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

37 Bass Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,800,500 Property Type House Suburb Box Hill

Period - From 01/10/2023 to 31/12/2023 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 Moore St BOX HILL SOUTH 3128	\$2,302,000	24/02/2024
2	11 Alexander St BOX HILL 3128	\$1,930,000	06/12/2023
3	14 Watts St BOX HILL 3128	\$1,900,000	20/12/2023

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:

06/03/2024 08:58



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Rooms: 7
Property Type: House
Land Size: 5954 sqm approx
Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 December quarter 2023: \$1,800,500

Comparable Properties



18 Moore St BOX HILL SOUTH 3128 (REI)

Agent Comments

 4
  2
  3

Price: \$2,302,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



11 Alexander St BOX HILL 3128 (REI)

Agent Comments

 3
  2
  2

Price: \$1,930,000
Method: Auction Sale
Date: 06/12/2023
Property Type: House (Res)
Land Size: 483 sqm approx



14 Watts St BOX HILL 3128 (REI)

Agent Comments

 8
  3
  2

Price: \$1,900,000
Method: Private Sale
Date: 20/12/2023
Property Type: House
Land Size: 709 sqm approx

Account - Marshall White | P: 03 9822 9999