

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 Combarton Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,720,000 Property Type House Suburb Box Hill

Period - From 01/01/2024 to 31/03/2024 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	38 Barkly St BOX HILL 3128	\$2,315,000	28/03/2024
2	18 Moore St BOX HILL SOUTH 3128	\$2,302,000	24/02/2024
3	37 Bass St BOX HILL 3128	\$2,220,000	27/03/2024

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:

27/05/2024 11:25



Property Type: House (Res)

Land Size: 662 sqm approx

Agent Comments

Period charm, an award-winning contemporary renovation, and an idyllic family position, in prized Box Hill Secondary School zone, directly opposite parkland.

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2024: \$1,720,000

Comparable Properties



38 Barkly St BOX HILL 3128 (REI)

Agent Comments



Price: \$2,315,000

Method: Private Sale

Date: 28/03/2024

Property Type: House (Res)

Land Size: 972 sqm approx



18 Moore St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$2,302,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)



37 Bass St BOX HILL 3128 (REI)

Agent Comments



Price: \$2,220,000

Method: Auction Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 595 sqm approx