

## 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

39 ROBERTS AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,490,000

Property type

House

Suburb

Box Hill South

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

14 BROOK CRESCENT BOX HILL SOUTH VIC 3128	\$1,370,000	28-Jun-23
3 BROOK CRESCENT BOX HILL SOUTH VIC 3128	\$1,401,888	07-Jul-22
7 NASH ROAD BOX HILL SOUTH VIC 3128	\$1,450,000	19-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 18 December 2023


**14 BROOK CRESCENT BOX HILL  
SOUTH VIC 3128**
 4  2  1

 Sold Price **\$1,370,000** Sold Date **28-Jun-23**

 Distance **0.15km**

**3 BROOK CRESCENT BOX HILL  
SOUTH VIC 3128**
 5  2  3

 Sold Price **\$1,401,888** Sold Date **07-Jul-22**

 Distance **0.2km**

**7 NASH ROAD BOX HILL SOUTH  
VIC 3128**
 3  2  1

 Sold Price <sup>RS</sup> **\$1,450,000** Sold Date **19-Nov-23**

 Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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