

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 5/1209 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$792,000 Property Type Unit Suburb Box Hill South

Period - From 05/09/2022 to 04/09/2023 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	3/1 Sycamore St BOX HILL SOUTH 3128	\$665,000	15/07/2023
2	6/32 Broughton Rd SURREY HILLS 3127	\$670,000	08/03/2023
3	4/77 Warrigal Rd SURREY HILLS 3127	\$700,000	19/08/2023

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: 05/09/2023 12:47



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

05/09/2022 - 04/09/2023: \$792,000

Comparable Properties



3/1 Sycamore St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Unit

Land Size: 128 sqm approx



6/32 Broughton Rd SURREY HILLS 3127 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000

Method: Private Sale

Date: 08/03/2023

Property Type: Unit



4/77 Warrigal Rd SURREY HILLS 3127 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 19/08/2023

Property Type: Villa

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017