

# 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 54 BIRDWOOD 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) (\*Delete single price or range as applicable)

Single price  or range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,397,500 Property type Other Suburb Box Hill South

Period - From 01 Oct 2022 to 30 Sep 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 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
13 SERPENTINE STREET MONT ALBERT VIC 3127	\$1,700,000	26-Aug-23
6 FARLEIGH AVENUE BURWOOD VIC 3125	\$1,680,000	10-Jun-23
200 ELGAR ROAD BOX HILL SOUTH VIC 3128	\$1,688,000	21-Apr-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 six months.~~

This Statement of Information was prepared on: 11 October 2023