

# 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

7 Alexander Street, Box Hill Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,460,000 Property Type House Suburb Box Hill

Period - From 01/07/2023 to 30/09/2023 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	39 Monash St BOX HILL SOUTH 3128	\$1,540,000	02/12/2023
2	36 Beaver St BOX HILL SOUTH 3128	\$1,415,000	09/12/2023
3	31 Bishop St BOX HILL 3128	\$1,335,000	23/09/2023

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:

12/12/2023 17:53

Tony Doh  
03 9818 1888  
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3   1   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 497 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
September quarter 2023: \$1,460,000

## Comparable Properties



39 Monash St BOX HILL SOUTH 3128 (REI)

Agent Comments

3   1   2

**Price:** \$1,540,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



36 Beaver St BOX HILL SOUTH 3128 (REI)

Agent Comments

3   1   2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



31 Bishop St BOX HILL 3128 (REI)

Agent Comments

3   1   1

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 459 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888