

# 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

9 Eley Road, 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)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,445,000 Property Type House Suburb Box Hill South

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

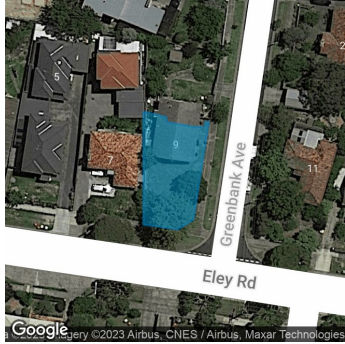
~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	93 Eley Rd BOX HILL SOUTH 3128	\$1,600,000	17/06/2023
2	1/33 Neville St BOX HILL SOUTH 3128	\$1,526,000	06/07/2023
3			

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: 16/08/2023 10:13



**Property Type:** House

**Land Size:** 352 sqm approx

Agent Comments

## Comparable Properties



**93 Eley Rd BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$1,600,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** Townhouse (Res)

**Land Size:** 387 sqm approx

**1/33 Neville St BOX HILL SOUTH 3128 (REI)**

Agent Comments



**Price:** \$1,526,000

**Method:** Private Sale

**Date:** 06/07/2023

**Property Type:** House (Res)

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.