

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

11 David Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Box Hill South

Period - From 01/07/2021 to 30/09/2021 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	18 Roberts Av BOX HILL SOUTH 3128	\$1,818,000	26/06/2021
2	17 Highfield Av BLACKBURN SOUTH 3130	\$1,674,500	19/10/2021
3	2 Catherine St BOX HILL 3128	\$1,670,000	16/10/2021

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:

16/11/2021 16:26

Duane Wolowiec
03 8862 4914
0418 567 581

duane.wolowiec@marshallwhite.com.au

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

September quarter 2021: \$1,610,000



4  1  1 

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



18 Roberts Av BOX HILL SOUTH 3128
(REI/VG)

Agent Comments

4  2  1 

Price: \$1,818,000

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 630 sqm approx



17 Highfield Av BLACKBURN SOUTH 3130
(REI)

Agent Comments

4  1  2 

Price: \$1,674,500

Method: Sold Before Auction

Date: 19/10/2021

Property Type: House (Res)

Land Size: 632 sqm approx



2 Catherine St BOX HILL 3128 (REI)

Agent Comments

4  2  2 

Price: \$1,670,000

Method: Private Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 546 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897