

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

1/1215 RIVERSDALE ROAD BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$992,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Apr 2021

to

31 Mar 2022

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 6 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

4/1 PRINCE STREET BOX HILL SOUTH VIC 3128	\$648,000	28-Feb-22
42/100 STATION STREET BURWOOD VIC 3125	\$620,000	15-Nov-21
2/19 ROSE STREET BOX HILL VIC 3128	\$600,000	04-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 01 April 2022



4/1 PRINCE STREET BOX HILL SOUTH VIC 3128

2 1 2

Sold Price

^{RS}

\$648,000

Sold Date

28-Feb-22

Distance

1.01km



42/100 STATION STREET BURWOOD VIC 3125

2 - 1

Sold Price

\$620,000

Sold Date

15-Nov-21

Distance

1.12km



2/19 ROSE STREET BOX HILL VIC 3128

2 1 1

Sold Price

\$600,000

Sold Date

04-Nov-21

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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