



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 10 Joyhill Avenue, BOX HILL SOUTH 3128

### Indicative selling price

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

**Range \$950,000 - \$1,035,000**

### Median sale price

Median **4BR House** for **BOXHILL SOUTH** for period **Sep 2018 - Sep 2019**

Sourced from [Realestate.com](http://Realestate.com).

**\$1,140,000**

### Comparable property sales

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

**1 Penrose Street,**  
Box Hill South 3128

Price **\$943,000** Sold 04 May  
2019

**32 Wellard Road,**  
Box Hill South 3128

Price **\$912,000** Sold 11 May  
2019

**4 Cornfield Grove,**  
Box Hill South 3128

Price **\$950,000** Sold 16 May  
2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com](http://Realestate.com).

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#### Contact agents



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