

# 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

1/21 Wellard 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)

Single price \$1,265,000

### Median sale price

Median price \$1,292,888

Property Type House

Suburb Box Hill South

Period - From 01/07/2019

to 30/09/2019

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 | 1/17 Parkside Av BOX HILL 3128    | \$1,284,500 | 26/10/2019   |
| 2 | 61 Eley Rd BOX HILL SOUTH 3128    | \$1,081,000 | 02/11/2019   |
| 3 | 2/35 Stott St BOX HILL SOUTH 3128 | \$1,015,000 | 22/10/2019   |

**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:

29/11/2019 15:35

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**Indicative Selling Price**

\$1,265,000

**Median House Price**

September quarter 2019: \$1,292,888



**Property Type:**

Agent Comments

## Comparable Properties



1/17 Parkside Av BOX HILL 3128 (REI)

Agent Comments



**Price:** \$1,284,500

**Method:** Private Sale

**Date:** 26/10/2019

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 323 sqm approx



61 Eley Rd BOX HILL SOUTH 3128 (REI)

Agent Comments



**Price:** \$1,081,000

**Method:** Auction Sale

**Date:** 02/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 364 sqm approx



2/35 Stott St BOX HILL SOUTH 3128 (REI)

Agent Comments



**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 22/10/2019

**Property Type:** Townhouse (Single)

**Land Size:** 316 sqm approx