

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

32 Roberts Avenue, Box Hill South Vic 3128

Indicative selling price

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

Single price

\$1,250,000

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	36 Roberts Av BOX HILL SOUTH 3128	\$1,252,000	30/11/2019
2	9 Roberts Av BOX HILL SOUTH 3128	\$1,253,000	12/10/2019
3	15 Joyhill Av BOX HILL SOUTH 3128	\$1,225,000	31/08/2019

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:

03/12/2019 12:03



2 1

Rooms: 4
Property Type: House
Land Size: 676 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,250,000
Median House Price
September quarter 2019: \$1,292,888

Comparable Properties



36 Roberts Av BOX HILL SOUTH 3128 (REI) [Agent Comments](#)

3 1 2

Price: \$1,252,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 644 sqm approx



9 Roberts Av BOX HILL SOUTH 3128 (REI) [Agent Comments](#)

3 1 1

Price: \$1,253,000
Method: Auction Sale
Date: 12/10/2019
Rooms: 5
Property Type: House (Res)



15 Joyhill Av BOX HILL SOUTH 3128 (REI) [Agent Comments](#)

3 1 4

Price: \$1,225,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 545 sqm approx