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 Grandview Road, Box Hill South Vic 3128

Indicative selling price

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

Range between $1,150,000 & $1,230,000

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	53 Somers St BURWOOD 3125	$1,230,000	06/11/2021
2	22 Inverness Av BURWOOD 3125	$1,190,000	05/07/2021
3	150 Elgar Rd BOX HILL SOUTH 3128	$1,150,000	13/11/2021

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: 22/11/2021 09:38

1 Grandview Road, Box Hill South Vic 3128



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 637 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,230,000
Median House Price
September quarter 2021: $1,610,000

Comparable Properties



53 Somers St BURWOOD 3125 (REI)

3 1 1

Price: $1,230,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)

Agent Comments



22 Inverness Av BURWOOD 3125 (VG)

3 - -

Price: $1,190,000
Method: Sale
Date: 05/07/2021
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



150 Elgar Rd BOX HILL SOUTH 3128 (REI)

3 1 1

Price: $1,150,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House (Res)

Agent Comments

Account - Philip Webb

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