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	3/36-38 Hamel Street, Box Hill South Vic 3128

Indicative selling price

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

Single price $1,050,000

Median sale price

Median price $1,500,000 Property Type House Suburb Box Hill South

Period - From 01/01/2023 to 31/12/2023 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	1/132 Station St BURWOOD 3125	$1,088,000	30/09/2023
2	2/366-370 Elgar Rd BOX HILL 3128	$1,020,000	02/12/2023
3	2/14 Havelock St BURWOOD 3125	$1,002,000	23/09/2023

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: 15/01/2024 09:35

3/36-38 Hamel Street, Box Hill South Vic 3128



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
Year ending December 2023: $1,500,000

Comparable Properties



1/132 Station St BURWOOD 3125 (REI)

3 3 1

Price: $1,088,000
Method: Auction Sale
Date: 30/09/2023
Property Type: Townhouse (Res)
Land Size: 255 sqm approx

Agent Comments



2/366-370 Elgar Rd BOX HILL 3128 (REI)

3 1 2

Price: $1,020,000
Method: Auction Sale
Date: 02/12/2023
Property Type: Townhouse (Res)
Land Size: 213 sqm approx

Agent Comments



2/14 Havelock St BURWOOD 3125 (REI/VG)

3 2 2

Price: $1,002,000
Method: Auction Sale
Date: 23/09/2023
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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