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	28 Beaver Street, Box Hill South Vic 3128

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $1,450,000 Property Type House Suburb Box Hill South

Period - From 01/04/2024 to 30/06/2024 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	30 Victoria St BOX HILL 3128	$1,705,000	16/03/2024
2			
3			

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: 26/07/2024 12:43

28 Beaver Street, Box Hill South Vic 3128

Mike Beardsley
03 9810 5000
0476 777 004
MikeBeardsley@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2024: $1,450,000

Comparable Properties



30 Victoria St BOX HILL 3128 (REI/VG)

4 2 5

Price: $1,705,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

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.

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