

# 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 4 Chaucer Street, 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)

Range between \$1,695,000 & \$1,795,000

### Median sale price

Median price \$1,483,000 Property Type House Suburb Box Hill South

Period - From 01/07/2023 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	44 Morey St CAMBERWELL 3124	\$1,680,000	04/05/2024
2	29 Summit Rd BURWOOD 3125	\$1,680,000	24/02/2024
3	5 Thomas St CAMBERWELL 3124	\$1,655,000	24/05/2024

**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: 23/07/2024 10:16



4   3   1

**Property Type:** House  
**Land Size:** 426 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,695,000 - \$1,795,000  
**Median House Price**  
Year ending June 2024: \$1,483,000

## Comparable Properties



**44 Morey St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4   3   3

**Price:** \$1,680,000  
**Method:** Private Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx



**29 Summit Rd BURWOOD 3125 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,680,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)



**5 Thomas St CAMBERWELL 3124 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,655,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 359 sqm approx

**Account - Jellis Craig** | P: (03) 9908 5700