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	1/6 Byron Street, Box Hill South Vic 3128

Indicative selling price

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

Single price $930,000

Median sale price

Median price $820,000 Property Type Unit Suburb Box Hill South

Period - From 01/04/2022 to 31/03/2023 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	2/46 Penrose St BOX HILL SOUTH 3128	$956,000	06/05/2023
2	1/46 Penrose St BOX HILL SOUTH 3128	$863,500	18/03/2023
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: 12/05/2023 16:04

1/6 Byron Street, Box Hill South Vic 3128

Tim Heavyside
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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$930,000
Median Unit Price
Year ending March 2023: $820,000

Comparable Properties



2/46 Penrose St BOX HILL SOUTH 3128 (REI)

3 1 2

Agent Comments

Price: $956,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 354 sqm approx



1/46 Penrose St BOX HILL SOUTH 3128 (REI)

3 1 1

Agent Comments

Price: $863,500
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 239 sqm approx

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.

Account - Heavyside

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