

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 35 Hay Street, Box Hill South, VIC 3128

Indicative selling price

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

Price Range

\$3,850,000

&

\$4,150,000

Median sale price

Median price

\$1,245,000

Property Type

Vacant Land

Suburb

Box Hill South (3128)

Period - From

30/03/2020

to

30/03/2021

Source

Realestate

Comparable property sales

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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
2/25 WHITEHORSE ROAD, BLACKBURN VIC 3130	\$4,100,000	03/03/2021
20 VICTORIA STREET, BOX HILL VIC 3128	\$3,330,000	14/02/2021
1131-1133 WHITEHORSE ROAD, BOX HILL VIC 3128	\$4,062,000	22/05/2021

This Statement of Information was prepared on: 12/04/2021