

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 BIRDWOOD STREET BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Box Hill South

Period-from

19 Jun 2024

to

19 Dec 2024

Source

Corelogic

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 6 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

16 MOORE STREET BOX HILL SOUTH VIC 3128	\$1,810,500	17-Aug-24
33 FOWLER STREET BOX HILL SOUTH VIC 3128	\$1,750,000	25-Oct-24
28 MOORE STREET BOX HILL SOUTH VIC 3128	\$1,900,000	19-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 19 December 2024