# 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

19 Moore Street, Box Hill South Vic 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,900,000		&		\$2,090,000			
Median sale price								
Median price	\$1,320,000	Pro	Property Type		House		Suburb	Box Hill South
Period - From	01/01/2020	to	31/03/2020		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2 Frank St BOX HILL SOUTH 3128	\$2,135,000	21/03/2020
2	25 Combarton St BOX HILL 3128	\$2,065,000	12/03/2020
3	1 Laurencia Ct MONT ALBERT 3127	\$2,050,000	22/02/2020

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.

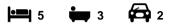
This Statement of Information was prepared on:

15/05/2020 15:40









Property Type: House Land Size: 700 sqm approx Agent Comments Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price March quarter 2020: \$1,320,000

# **Comparable Properties**

2 Frank St BOX HILL SOUTH 3128 (REI) 5  3  2 Price: \$2,135,000 Method: Auction Sale Date: 21/03/2020 Property Type: House (Res) Land Size: 607 sqm approx	Agent Comments
25 Combarton St BOX HILL 3128 (REI) 5 4 2 Price: \$2,065,000 Method: Sold Before Auction Date: 12/03/2020 Property Type: House (Res) Land Size: 866 sqm approx	Agent Comments
1 Laurencia Ct MONT ALBERT 3127 (REI)         1 <td< td=""><td>Agent Comments</td></td<>	Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.