

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 between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Box Hill South

Period - From 01/01/2020 to 31/03/2020 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 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



5 3 2

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)

Agent Comments

5 3 2

Price: \$2,135,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 607 sqm approx



25 Combarton St BOX HILL 3128 (REI)

Agent Comments

5 4 2

Price: \$2,065,000
Method: Sold Before Auction
Date: 12/03/2020
Property Type: House (Res)
Land Size: 866 sqm approx



1 Laurencia Ct MONT ALBERT 3127 (REI)

Agent Comments

4 2 4

Price: \$2,050,000
Method: Auction Sale
Date: 22/02/2020
Property Type: House (Res)
Land Size: 724 sqm approx