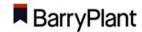
## Statement of Information

## 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	cluding suburb and							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between \$960	&	\$1,050,0	\$1,050,000					
Median sale price								
Median price \$1,301	,000 Pr	roperty Type H	ouse	;	Suburb	Box Hill Nort	th	
Period - From 01/10/2	2020 to	30/09/2021	So	ource	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					Pr	ice	Date of sale	
1								
2								
3								
OR								
B* The estate ager properties were								
This Statement of Information was prepared on:					on:	18/01/2022 14:02		









Rooms: 5

**Property Type:** House **Land Size:** 593 sqm approx

**Agent Comments** 

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price

Year ending September 2021: \$1,301,000

## Comparable Properties

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** - Barry Plant | P: 03 9842 8888



