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	7 Menzies Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,623,500	Pro	perty Type	House		Suburb	Box Hill
Period - From	01/10/2019	to	31/12/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	18 Merton St BOX HILL 3128	\$1,500,000	14/09/2019
2	5 Halsey St BOX HILL SOUTH 3128	\$1,300,000	15/10/2019
3	37 Landale St BOX HILL 3128	\$1 300 000	26/09/2019

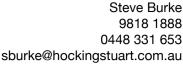
OR

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:	05/02/2020 12:04







\$1,300,000 - \$1,400,000 **Median House Price** December quarter 2019: \$1,623,500

sburke@hockingstuart.com.au **Indicative Selling Price**





Rooms: 5

Property Type: House Land Size: 580 sqm approx

Agent Comments

Comparable Properties



18 Merton St BOX HILL 3128 (REI/VG)



Price: \$1,500,000 Method: Auction Sale Date: 14/09/2019

Property Type: House (Res) Land Size: 557 sqm approx

Agent Comments



5 Halsey St BOX HILL SOUTH 3128 (REI)





Price: \$1,300,000 Method: Auction Sale Date: 15/10/2019

Rooms: 4

Property Type: House (Res) Land Size: 696 sqm approx Agent Comments



37 Landale St BOX HILL 3128 (REI)





Price: \$1,300,000

Method: Sold Before Auction

Date: 26/09/2019 Rooms: 6

Property Type: House (Res) Land Size: 545 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



