

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

7 Menzies Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,623,500

Property 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.

	Address 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

7 Menzies Street, Box Hill Vic 3128

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2019: \$1,623,500



3 1 2

Rooms: 5

Property Type: House

Land Size: 580 sqm approx

Agent Comments

Comparable Properties



18 Merton St BOX HILL 3128 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000

Method: Auction Sale

Date: 14/09/2019

Property Type: House (Res)

Land Size: 557 sqm approx



5 Halsey St BOX HILL SOUTH 3128 (REI)

Agent Comments

3 1 3

Price: \$1,300,000

Method: Auction Sale

Date: 15/10/2019

Rooms: 4

Property Type: House (Res)

Land Size: 696 sqm approx



37 Landale St BOX HILL 3128 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 26/09/2019

Rooms: 6

Property Type: House (Res)

Land Size: 545 sqm approx