

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 Standard Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Box Hill

Period - From 01/10/2019 to 30/09/2020 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	15 Warrigal Rd SURREY HILLS 3127	\$1,600,000	26/06/2020
2	43 Hamel St BOX HILL SOUTH 3128	\$1,565,000	15/07/2020
3	4 Hannaslea St BOX HILL 3128	\$1,450,000	17/10/2020

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:

09/11/2020 18:50

7 Standard Avenue, Box Hill Vic 3128

Yili Ma
98181888
0412938115
yma@hockingstuart.com.au



 2  2  2

Rooms: 4
Property Type: House (Res)
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending September 2020: \$1,620,000

Comparable Properties



15 Warrigal Rd SURREY HILLS 3127 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,600,000
Method: Expression of Interest
Date: 26/06/2020
Rooms: 4
Property Type: House (Res)
Land Size: 939 sqm approx



43 Hamel St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,565,000
Method: Private Sale
Date: 15/07/2020
Rooms: 7
Property Type: House
Land Size: 771 sqm approx



4 Hannaslea St BOX HILL 3128 (REI) **Agent Comments**

 3  2  1

Price: \$1,450,000
Method: Auction Sale
Date: 17/10/2020
Property Type: House (Res)
Land Size: 663 sqm approx