

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

24 Kitchener Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price \$1,406,000

House X

Suburb Box Hill South

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1160 Riversdale Rd BOX HILL SOUTH 3128	\$1,320,000	07/04/2017
19 Aldinga St BLACKBURN SOUTH 3130	\$1,267,000	08/04/2017
4 Horkings St BLACKBURN SOUTH 3130	\$1,230,000	04/02/2017