

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

645 Middleborough Road Box Hill North VIC 3129

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,120,000

*House

X

*Unit

Suburb

Box Hill North

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

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

7 Ross Street Doncaster East VIC 3109	\$1,285,000	27-Oct-18
9 Thiele Street Doncaster VIC 3108	\$1,172,000	09-Jan-19
45 Pendle Street Box Hill VIC 3128	-	05-Mar-19

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.~~

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7 Ross Street Doncaster East VIC 3109

Sold Price **\$1,285,000** Sold Date **27-Oct-18**

 3
  1
  2

Distance **1.16km**



9 Thiele Street Doncaster VIC 3108

Sold Price ^{RS} **\$1,172,000** ^{UN} Sold Date **09-Jan-19**

 3
  1
  2

Distance **1.73km**



45 Pendle Street Box Hill VIC 3128

Sold Price ^{RS} - Sold Date **05-Mar-19**

 3
  1
  2

Distance **1.85km**

RS = Recent sale **UN** = Undisclosed Sale

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