

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

3/7 Moritz Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,040,000 Property Type Townhouse Suburb Box Hill South

Period - From 26/10/2020 to 25/10/2021 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	2/45 Stott St BOX HILL SOUTH 3128	\$1,250,000	31/07/2021
2	31 Byron St BOX HILL SOUTH 3128	\$1,203,500	13/10/2021
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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: 26/10/2021 11:28



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
26/10/2020 - 25/10/2021: \$1,040,000

Comparable Properties



2/45 Stott St BOX HILL SOUTH 3128 (REI/VG) Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 31/07/2021
Property Type: Townhouse (Res)



31 Byron St BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$1,203,500
Method: Sold Before Auction
Date: 13/10/2021
Property Type: Townhouse (Res)

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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