

Damian Coad 9877 1855 0477 407 708 team.coad@noeljones.com.au

### 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

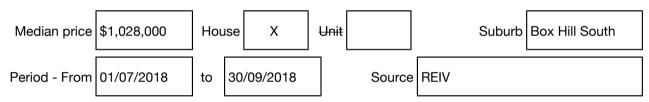
SS 2 Newlands Court, Box Hill South Vic 3128
Id

#### Indicative selling price

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

Range between     \$1,980,000     &     \$2,160,000	
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#### Median sale price



#### 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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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 - Noel Jones | P: 03 9877 1855 | F: 03 9877 1955

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 2 Newlands Court, Box Hill South Vic 3128







Rooms: Property Type: House (Res) Land Size: 728 sqm approx Agent Comments Damian Coad 9877 1855 0477 407 708 team.coad@noeljones.com.au

Indicative Selling Price \$1,980,000 - \$2,160,000 Median House Price September quarter 2018: \$1,028,000

## **Comparable Properties**

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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