

# 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

2/9 Moritz Street, Box Hill South Vic 3128

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000 & \$1,080,000

### Median sale price

Median price

\$988,500

Property Type

Townhouse

Suburb

Box Hill South

Period - From

04/10/2020

to

03/10/2021

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	2/1075 Riversdale Rd SURREY HILLS 3127	\$1,048,000	20/07/2021
2	3/4 Chilcote Ct BOX HILL SOUTH 3128	\$1,025,000	26/04/2021
3	301 Station St BOX HILL SOUTH 3128	\$1,000,000	08/04/2021

**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:

04/10/2021 12:46

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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$990,000 - \$1,080,000  
**Median Townhouse Price**  
04/10/2020 - 03/10/2021: \$988,500

## Comparable Properties



**2/1075 Riversdale Rd SURREY HILLS 3127 (REI)**

Agent Comments

3   1   1

**Price:** \$1,048,000  
**Method:** Private Sale  
**Date:** 20/07/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 298 sqm approx



**3/4 Chilcote Ct BOX HILL SOUTH 3128 (VG)**

Agent Comments

3   -   -

**Price:** \$1,025,000  
**Method:** Sale  
**Date:** 26/04/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**301 Station St BOX HILL SOUTH 3128 (VG)**

Agent Comments

3   -   -

**Price:** \$1,000,000  
**Method:** Sale  
**Date:** 08/04/2021  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Dwelling

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