## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Somerset Street, Box Hill North Vic 3129

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,350,000		&		\$1,450,000				
Median sale p	le price								
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Box Hill North	
Period - From	01/01/2021	to	31/03/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	542 Elgar Rd BOX HILL NORTH 3129	\$1,432,000	20/03/2021
2	33 Windella Qdrnt DONCASTER 3108	\$1,340,000	20/03/2021
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.

This Statement of Information was prepared on:

17/05/2021 13:03





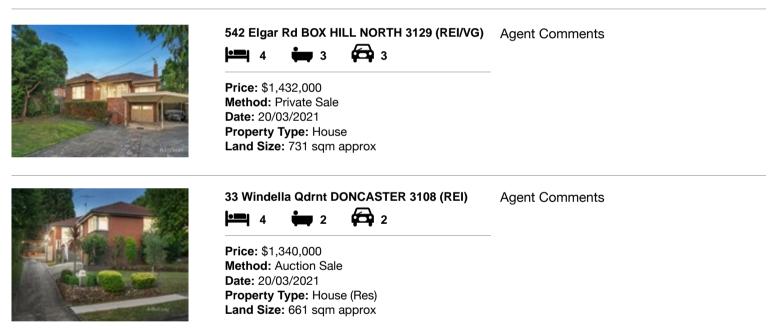




Rooms: 1 Property Type: House (Previously Occupied - Detached) Land Size: 586 sqm approx Agent Comments Christine Bafas 9908 5708 0427 835 610 christinebafas@jelliscraig.com.au

> Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price March quarter 2021: \$1,300,000

# **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.

Account - Jellis Craig | P: (03) 9908 5700

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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.