# 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

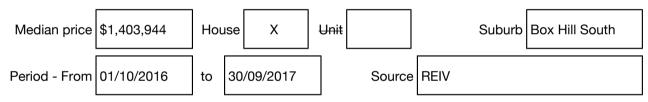
s 1 Newlands Court, Box Hill South Vic 3128 d e

# Indicative selling price

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

Range between	\$1,250,000	&	\$1,365,000
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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 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	20 Kitchener St BOX HILL SOUTH 3128	\$1,430,000	25/07/2017
2	7 Mccredden Ct BOX HILL SOUTH 3128	\$1,340,000	23/09/2017
3	320 Station St BOX HILL SOUTH 3128	\$1,145,000	12/08/2017

#### 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.

#### Account - hockingstuart | P: 03 9894 8788 | F: 03 9878 9700

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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.



# 1 Newlands Court, Box Hill South Vic 3128

# hockingstuart





Rooms: Property Type: House (Res) Land Size: 583 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,365,000 Median House Price Year ending September 2017: \$1,403,944

# **Comparable Properties**





**320 Station St BOX HILL SOUTH 3128 (REI)** Agen

Agent Comments

Price: \$1,145,000 Method: Auction Sale Date: 12/08/2017 Rooms: -Property Type: House (Res) Land Size: 518 sqm approx

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