

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

11 Cameron Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$1,442,000

House X

Suburb Box Hill North

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
24 Kerrimuir St BOX HILL NORTH 3129	\$1,175,000	10/12/2016
3 Vista Ct BOX HILL NORTH 3129	\$1,171,800	01/04/2017
17 Cameron Rd BOX HILL NORTH 3129	\$1,050,000	25/02/2017