

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/7 MORITZ STREET BOX HILL SOUTH VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Unit

Suburb

Box Hill South

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/11 HILL STREET BOX HILL SOUTH VIC 3128	1200000	06-Jul-22
6A CYRIL STREET BOX HILL SOUTH VIC 3128	1138000	12-Jun-22
4/8 MORITZ STREET BOX HILL SOUTH VIC 3128	1170000	25-Jun-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 August 2022



**1/11 HILL STREET BOX HILL SOUTH
VIC 3128**

Sold Price

1200000

Sold Date

06-Jul-22



3



2



2

Distance

0.67km



**6A CYRIL STREET BOX HILL
SOUTH VIC 3128**

Sold Price

1138000

Sold Date

12-Jun-22



3



2



2

Distance

0.23km



**4/8 MORITZ STREET BOX HILL
SOUTH VIC 3128**

Sold Price

^{RS} **1170000** ^{UN}

Sold Date

25-Jun-22



4



3



2

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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