

## 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

20 Graham Place, Box Hill 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 \$2,700,000

&

\$2,900,000

#### Median sale price

Median price \$1,785,500

House

X

Unit

Suburb Box Hill

Period - From 01/04/2017

to 30/06/2017

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	43 Rose St BOX HILL 3128	\$2,285,000	08/07/2017
2	9 Bishop St BOX HILL 3128	\$1,831,000	29/07/2017
3	14 Parkside Av BOX HILL 3128	\$1,755,000	24/06/2017

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1098 sqm approx

**Agent Comments**

## Comparable Properties



**43 Rose St BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$2,285,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 803 sqm approx



**9 Bishop St BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$1,831,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** 6

**Property Type:** House (Res)



**14 Parkside Av BOX HILL 3128 (REI)**

**Agent Comments**



**Price:** \$1,755,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 701 sqm approx