

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 17 FRANK STREET, BOX HILL SOUTH, VIC 3128

Indicative selling price

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

Range between \$1,350,000 & \$1,430,000

Median sale price

Median price \$1,562,000 Property type House Suburb BOX HILL SOUTH

Period - From 01 Oct 2021 to 30 September 2022 Source Price Finder

Comparable property sales

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 |
|--|-------------|--------------|
| 10 COMBARTON ST, BOX HILL, VIC 3128 | \$1,452,000 | 27/10/2022 |
| 38 BEAVER ST, BOX HILL SOUTH, VIC 3128 | \$1,375,000 | 10/09/2022 |
| 7B HILL ST, BOX HILL SOUTH, VIC 3128 | \$1,485,000 | 13/08/2022 |

This Statement of Information was prepared on: 25/11/2022