

## 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	9 Cameron Road, Box Hill North Vic 3129
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$1,250,000	&	\$1,375,000
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#### Median sale price

Median price	\$1,321,000	House	X	Unit		Suburb	Box Hill North
Period - From	01/10/2016	to	30/09/2017	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	11 Cameron Rd BOX HILL NORTH 3129	\$1,375,000	29/07/2017
2	6 Kildo St BOX HILL NORTH 3129	\$1,268,000	24/05/2017
3	8 Luther St BOX HILL NORTH 3129	\$1,255,000	13/05/2017

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:** 604 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,375,000

**Median House Price**

Year ending September 2017: \$1,321,000

## Comparable Properties



**11 Cameron Rd BOX HILL NORTH 3129 (REI)**

Agent Comments



**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 29/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**6 Kilto St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,268,000

**Method:** Auction Sale

**Date:** 24/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 619 sqm approx



**8 Luther St BOX HILL NORTH 3129 (REI/VG)**

Agent Comments



**Price:** \$1,255,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 590 sqm approx