

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

6/7 Hay 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

Unit

Suburb

Box Hill South

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 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

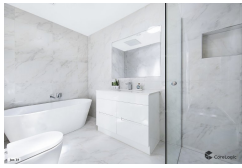
Date of sale

14/7 Hay Street Box Hill South VIC 3128	\$775,000	03-Aug-19
2/7 Hay Street Box Hill South VIC 3128	\$746,000	23-May-19
3/8 Prince Street Box Hill South VIC 3128	\$720,500	24-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 10 December 2019



14/7 Hay Street Box Hill South VIC 3128

Sold Price

\$775,000

Sold Date **03-Aug-19**

3
 3
 2

Distance -



2/7 Hay Street Box Hill South VIC 3128

Sold Price

\$746,000

Sold Date **23-May-19**

3
 3
 2

Distance -



3/8 Prince Street Box Hill South VIC 3128

Sold Price

\$720,500

Sold Date **24-Aug-19**

2
 1
 2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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