

## 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

2/19 Foch Street, Box Hill South 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 \$630,000

&amp;

\$680,000

**Median sale price**

Median price \$850,000

House

Unit

X

Suburb

Box Hill South

Period - From 01/10/2018

to

31/12/2018

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	13a Cyril St BOX HILL SOUTH 3128	\$690,000	13/02/2019
2	5 Boardman CI BOX HILL SOUTH 3128	\$665,000	15/12/2018
3	2/5 Hetrel Ct BLACKBURN SOUTH 3130	\$648,000	24/01/2019

**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.

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**Indicative Selling Price**

\$630,000 - \$680,000

**Median Unit Price**

December quarter 2018: \$850,000



**Rooms:**

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**13a Cyril St BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$690,000

**Method:** Private Sale

**Date:** 13/02/2019

**Rooms:** -

**Property Type:** House

**5 Boardman Ct BOX HILL SOUTH 3128 (REI)**

**Agent Comments**



**Price:** \$665,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 232 sqm approx



**2/5 Hetrel Ct BLACKBURN SOUTH 3130 (REI)**

**Agent Comments**



**Price:** \$648,000

**Method:** Private Sale

**Date:** 24/01/2019

**Rooms:** 4

**Property Type:** Unit