

# 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

25 Combarton Street, 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 \$1,900,000

&

\$2,000,000

### Median sale price

Median price \$1,623,500

Property Type House

Suburb Box Hill

Period - From 01/10/2019

to 31/12/2019

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	12 Beech St SURREY HILLS 3127	\$2,000,000	15/12/2019
2	17 The Avenue BLACKBURN 3130	\$1,915,000	19/10/2019
3	6 Margaret St BOX HILL 3128	\$1,895,000	16/11/2019

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.~~

This Statement of Information was prepared on:

17/02/2020 12:07



 5    4    3

**Property Type:** House

**Land Size:** 865 sqm approx

Agent Comments

## Comparable Properties



**12 Beech St SURREY HILLS 3127 (REI)**

Agent Comments

 4    3    2

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

**Method:** Auction Sale

**Date:** 15/12/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 819 sqm approx



**17 The Avenue BLACKBURN 3130 (REI/VG)**

Agent Comments

 5    3    3

**Price:** \$1,915,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 981 sqm approx



**6 Margaret St BOX HILL 3128 (REI)**

Agent Comments

 4    3    4

**Price:** \$1,895,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 723 sqm approx