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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

18 Massey Street, Box Hill South

### Indicative selling price

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

\$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,248,000

House

x

Suburb Box Hill South

Period - From 27/12/2016

to 27/06/2017

Source REIV [propertydata.com.au](http://propertydata.com.au)

### Comparable property sales

These are the four 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. 2 Grandview Road, Box Hill South | UNDISCLOSED | 25/02/2017   |
| 2. 12 Andrews Street, Burwood       | \$1,265,000 | 01/04/2017   |
| 3. 34 Beddows Street, Burwood       | \$1,250,000 | 04/03/2017   |
| 4. 16 Indra Road, Blackburn South   | \$1,246,000 | 18/02/2017   |