

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

11 Kangerong Road Box Hill 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Box Hill

Period-from

01 Jan 2019

to

31 Dec 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

1/88 Dorking Road Box Hill North VIC 3129	\$1,150,000	22-Jun-19
1/17 Parkside Avenue Box Hill VIC 3128	\$1,284,500	26-Oct-19
8/86 Victoria Crescent Mont Albert VIC 3127	\$1,118,000	05-Oct-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: 16 January 2020



1/88 Dorking Road Box Hill North VIC 3129

Sold Price **\$1,150,000** Sold Date **22-Jun-19**

3 2 2

Distance **0.57km**



1/17 Parkside Avenue Box Hill VIC 3128

Sold Price **\$1,284,500** Sold Date **26-Oct-19**

3 2 2

Distance **1.32km**



8/86 Victoria Crescent Mont Albert VIC 3127

Sold Price ^{RS} **\$1,118,000** Sold Date **05-Oct-19**

3 2 2

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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