

## 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

10 Inglis Street, Box Hill North Vic 3129

#### Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

#### Median sale price

Median price

\$1,355,000

House

X

Unit

Suburb

Box Hill North

Period - From

01/04/2017

to

31/03/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

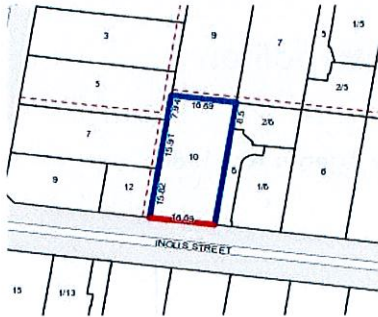
- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	30 Aspinall Rd BOX HILL NORTH 3129	\$1,180,000	20/02/2018
2	13 Linda Av BOX HILL NORTH 3129	\$1,160,000	24/03/2018
3	15 Simmons St BOX HILL NORTH 3129	\$1,153,000	21/04/2018

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.~~

10 Inglis Street, Box Hill North Vic 3129



**Rooms:**  
**Property Type:**  
**Land Size:** 662 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending March 2018: \$1,355,000

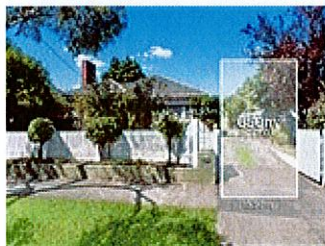
## Comparable Properties

30 Aspinall Rd BOX HILL NORTH 3129 (VG)

**Agent Comments**



**Price:** \$1,180,000  
**Method:** Sale  
**Date:** 20/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 644 sqm approx

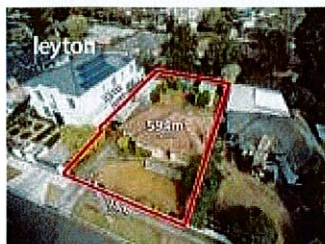


13 Linda Av BOX HILL NORTH 3129 (REI)

**Agent Comments**



**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



15 Simmons St BOX HILL NORTH 3129 (REI)

**Agent Comments**



**Price:** \$1,153,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 594 sqm approx