

# 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

12a Merton 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 \$1,175,000

&

\$1,250,000

### Median sale price

Median price \$1,617,500

Property Type House

Suburb Box Hill

Period - From 01/04/2019

to

31/03/2020

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	4 Perth St BLACKBURN SOUTH 3130	\$1,220,000	22/02/2020
2	45 Kitchener St BOX HILL SOUTH 3128	\$1,196,400	24/06/2020
3	4 Prince St BOX HILL SOUTH 3128	\$1,170,000	20/03/2020

**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:

06/07/2020 15:04



3   1   2

**Property Type:** House (Res)

**Land Size:** 572 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,175,000 - \$1,250,000

**Median House Price**

Year ending March 2020: \$1,617,500

## Comparable Properties



**4 Perth St BLACKBURN SOUTH 3130 (REI)**

Agent Comments

3   1   1

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 22/02/2020

**Property Type:** House (Res)

**Land Size:** 708 sqm approx



**45 Kitchener St BOX HILL SOUTH 3128 (REI)**

Agent Comments

2   1   1

**Price:** \$1,196,400

**Method:** Sold Before Auction

**Date:** 24/06/2020

**Property Type:** House (Res)



**4 Prince St BOX HILL SOUTH 3128 (REI)**

Agent Comments

4   2   2

**Price:** \$1,170,000

**Method:** Private Sale

**Date:** 20/03/2020

**Property Type:** House

**Land Size:** 623 sqm approx