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										
Range betweer	\$1,175,000		&		\$1,250,000					
Median sale pi	rice									
Median price	\$1,617,500	Pro	operty Type	Hou	se		Suburb	Box Hill		
Period - From	01/04/2019	to	31/03/2020		So	urce	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.

Add	dress 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









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)



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





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

Agent Comments



Price: \$1,170,000 Method: Private Sale Date: 20/03/2020 Property Type: House Land Size: 623 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.