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	10 Richardson Street, Box Hill South Vic 3128
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$850,000	&	\$930,000

Median sale price

Median price	\$924,000	Pro	perty Type	House		Suburb	Box Hill South
Period - From	01/04/2019	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	152 Station St BOX HILL SOUTH 3128	\$936,000	18/05/2019
2	32 Wellard Rd BOX HILL SOUTH 3128	\$912,000	11/05/2019
3	18 Venice St BOX HILL SOUTH 3128	\$830,000	13/04/2019

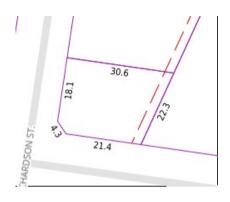
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/10/2019 15:45



hockingstuart





Property Type: House Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$930,000 **Median House Price** June quarter 2019: \$924,000

Comparable Properties



152 Station St BOX HILL SOUTH 3128 (REI)

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Price: \$936.000 Method: Auction Sale Date: 18/05/2019

Property Type: House (Res) Land Size: 576 sqm approx

Agent Comments



32 Wellard Rd BOX HILL SOUTH 3128 (REI)





Price: \$912,000 Method: Auction Sale Date: 11/05/2019 Rooms: 3

Property Type: House (Res) Land Size: 640 sqm approx Agent Comments



18 Venice St BOX HILL SOUTH 3128 (REI)

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Price: \$830,000 Method: Auction Sale Date: 13/04/2019

Property Type: House (Res) Land Size: 565 sqm approx **Agent Comments**

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