

## 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

32 Hill Street, Box Hill South Vic 3128

#### Indicative selling price

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

Single price \$1,400,000

#### Median sale price

Median price \$1,406,000

House X

Suburb Box Hill South

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

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
3 Linden St BOX HILL SOUTH 3128	\$1,415,000	18/02/2017
8 Cyril St BOX HILL SOUTH 3128	\$1,401,888	11/02/2017
13 Rothsay Av BURWOOD 3125	\$1,335,000	10/06/2017