

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

7 Inglis Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,288,000

House

X

Unit

Suburb

Box Hill North

Period - From 01/10/2017

to

31/12/2017

Source REIV

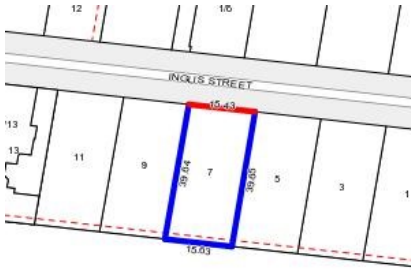
Comparable property sales (*Delete A or B below as applicable)

- 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	20 Heathfield Rise BOX HILL NORTH 3129	\$1,200,000	30/10/2017
2	2 Cherry Orchard Rise BOX HILL NORTH 3129	\$1,168,000	08/09/2017
3	42 caroline Cr BLACKBURN NORTH 3130	\$1,102,000	28/10/2017

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.



Rooms: 5

Property Type: House

Land Size: 616 sqm approx

Agent Comments

Comparable Properties



20 Heathfield Rise BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,200,000

Method: Sold Before Auction

Date: 30/10/2017

Rooms: -

Property Type: House (Res)



2 Cherry Orchard Rise BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,168,000

Method: Private Sale

Date: 08/09/2017

Rooms: 5

Property Type: House

Land Size: 596 sqm approx



42 Caroline Cr BLACKBURN NORTH 3130 (REI)

Agent Comments



Price: \$1,102,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx