

9877 1855 0422 256 948

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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

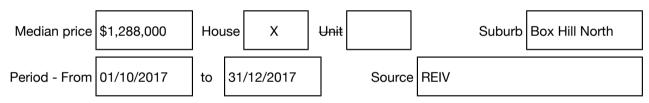
7 Inglis Street, Box Hill North Vic 3129

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



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.

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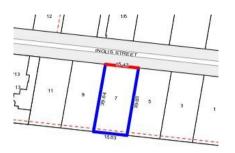
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.

7 Inglis Street, Box Hill North Vic 3129







Rooms: 5 Property Type: House Land Size: 616 sqm approx Agent Comments Rohan Calder 9877 1855 0422 256 948 rohan.calder@noeljones.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price December quarter 2017: \$1,288,000

Comparable Properties



Price: \$1,200,000 Method: Sold Before Auction Date: 30/10/2017 Rooms: -Property Type: House (Res)

(REI) •== 3

20 Heathfield Rise BOX HILL NORTH 3129

6 1



2 Cherry Orchard Rise BOX HILL NORTH 3129 Agent Comments (REI)



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

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Agent Comments