

## 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

5 Moritz 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)

Range between \$1,050,000

&amp;

\$1,155,000

## Median sale price

Median price \$1,325,750

House

X

Unit

Suburb Box Hill South

Period - From 01/10/2017

to

30/09/2018

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	4 Newlands Ct BOX HILL SOUTH 3128	\$1,180,000	10/08/2018
2	71 Eley Rd BOX HILL SOUTH 3128	\$1,135,000	13/08/2018
3	56 Foch St BOX HILL SOUTH 3128	\$1,001,000	20/09/2018

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.



 4  1  2

**Rooms:** 6

**Property Type:** House

**Land Size:** 746 sqm approx

Agent Comments

## Comparable Properties



**4 Newlands Ct BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,180,000

**Method:** Sold Before Auction

**Date:** 10/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 681 sqm approx



**71 Eley Rd BOX HILL SOUTH 3128 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 13/08/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 647 sqm approx

**56 Foch St BOX HILL SOUTH 3128 (REI)**

Agent Comments

 4  1  -

**Price:** \$1,001,000

**Method:** Sold Before Auction

**Date:** 20/09/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 664 sqm approx