

## 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

1/1 Somerset Street, Box Hill North Vic 3129

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

Range between \$758,000 &amp; \$768,000

**Median sale price\***

Median price \$780,000 House Unit X Suburb Box Hill North

Period - From 03/01/2019 to 03/07/2019 Source Property Data

**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	1/6 Mitchell Rd MONT ALBERT NORTH 3129	\$795,000	11/05/2019
2	2a Essex St BOX HILL NORTH 3129	\$767,000	22/06/2019
3	1/92 Medway St BOX HILL NORTH 3129	\$762,500	22/06/2019

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.



3 2 2

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 320 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$758,000 - \$768,000  
**Median Unit Price \***  
03/01/2019 - 03/07/2019: \$780,000  
\* Agent calculated median

## Comparable Properties



**1/6 Mitchell Rd MONT ALBERT NORTH 3129 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$795,000  
**Method:** Auction Sale  
**Date:** 11/05/2019  
**Rooms:** -  
**Property Type:** Unit



**2a Essex St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$767,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** Unit



**1/92 Medway St BOX HILL NORTH 3129 (REI)**

**Agent Comments**

3 2 2

**Price:** \$762,500  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 300 sqm approx