

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

12 Clifton Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,376,000

Property Type House

Suburb Box Hill South

Period - From 01/10/2022

to 31/12/2022

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	8 Chester St SURREY HILLS 3127	\$875,000	19/11/2022
2			
3			

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.~~

This Statement of Information was prepared on:

13/02/2023 15:24



 3  1  2

Property Type: House
Land Size: 478 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median House Price
December quarter 2022: \$1,376,000

Comparable Properties

8 Chester St SURREY HILLS 3127 (REI)

Agent Comments

 3  1  2

Price: \$875,000
Method:
Date: 19/11/2022
Property Type: House

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.