

## 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

111 Nelson Road, Box Hill North Vic 3129

## Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

## Median sale price

Median price \$1,442,000

House X

Suburb Box Hill North

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Rostrevor Pde MONT ALBERT 3127	\$2,335,000	18/03/2017
70 Severn St BOX HILL NORTH 3129	\$2,255,000	03/12/2016
76 Dunloe Av MONT ALBERT NORTH 3129	\$2,070,000	13/12/2016