

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 Morton Street Box Hill South VIC 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,052,500

*House

X

*Unit

Suburb

Box Hill South

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 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

1206 Riversdale Road Box Hill South VIC 3128	\$1,100,000	06-Jul-19
6 Glengarry Avenue Burwood VIC 3125	\$1,185,000	09-Apr-18
159 Station Street Burwood VIC 3125	\$1,005,000	27-Apr-19

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 6 months.~~

This Statement of Information was prepared on: 30 August 2019

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1206 Riversdale Road Box Hill South VIC 3128

3 1 2

Sold Price ^{RS} **\$1,100,000** Sold Date **06-Jul-19**

Distance **0.26km**



6 Glengarry Avenue Burwood VIC 3125

3 1 1

Sold Price **\$1,185,000** Sold Date **09-Apr-18**

Distance **0.32km**



159 Station Street Burwood VIC 3125

4 2 2

Sold Price ^{RS} **\$1,005,000** Sold Date **27-Apr-19**

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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