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

2 Village Walk Box Hill 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	\$950,000	&	\$990,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$1,400,000	Prope	erty type		House	Suburb	Box Hill
Period-from	01 Jan 2019	to	31 Dec 2	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
1/4 Rose Street Box Hill VIC 3128	\$957,000	14-Sep-19
1B Cherryhinton Street Box Hill VIC 3128	\$975,000	20-Jul-19
97C Carrington Road Box Hill VIC 3128	\$1,081,300	25-Aug-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: 22 January 2020

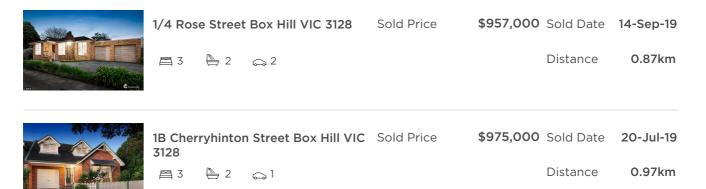


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11.1	97C Carrington Road Box Hill VIC 3128			Sold Price	\$1,081,300	Sold Date	25-Aug-19
M.	0.20	2 🚔	⇔1			Distance	0.23km

Notes from your agent

This is an unusual transaction. The property is NOT in Box Hill High School zone!! Sold \$967,000 in Nov 2018 as a normal sale. Last Sold \$841,000 in Nov 2007.





4/19 Ty 3129	ne Stre	et Box Hil	l North VIC	Sold Price	\$990,000	Sold Date	27-Jul-19
่ 📇 3	2 🚔	⊜ 2				Distance	1.39km

RS = Recent sale UN = Undisclosed Sale

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