

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

11 Medway St, Box Hill North VIC 3129

Indicative selling price

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

Single price \$* 1.398M

or range between

&

Median sale price

Median price \$ 1.3M

Property type House

Suburb Box Hill North 3129

Period - From 1 Oct 2020

to

31 Dec
2020

Source REIV

Comparable property sales

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
3 Inglis St BOX HILL NORTH 3129 VIC	\$ 2,480,000	30/01/202021
10 Clota Av BOX HILL 3128 VIC	\$ 1,753,000	12/12/2020
12 Kinkora Rd BLACKBURN 3130 VIC	\$ 1,481,000	06/02/2021

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: 9 MAR 2021