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

5/7 Court Street, Box Hill Vic 3128

Indicative selling price

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

Range between | $950,000 | & | $1,045,000

Median sale price

| Median price | $1,633,000 | Property Type | House | Suburb | Box Hill |

| Period - From | 01/10/2018 | to | 30/09/2019 | 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	3/7 Campaspe St BOX HILL NORTH 3129	$1,040,000	27/07/2019
2	4/4 Camelia St BOX HILL 3128	$1,030,000	21/07/2019
3	4 Hillside Pde BOX HILL NORTH 3129	$995,500	23/11/2019

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: | 25/11/2019 18:35

3   3   2

Rooms: 5
Property Type: townhouse
Land Size: 203. sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending September 2019: $1,633,000

Comparable Properties

3/7 Campaspe St BOX HILL NORTH 3129 (REI/VG)

4   2   2

Price: $1,040,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Townhouse (Res)

Agent Comments

4/4 Camelia St BOX HILL 3128 (VG)

4   -   -

Price: $1,030,000
Method: Sale
Date: 21/07/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

4 Hillside Pde BOX HILL NORTH 3129 (REI)

3   2   1

Price: $995,500
Method: Auction Sale
Date: 23/11/2019
Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP