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

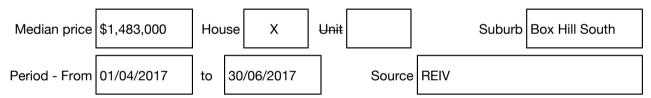
9 Clarke Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$1,880,000

Median sale price



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	24 Alexander St BOX HILL 3128	\$1,880,000	13/05/2017
2	5 Gwenda St BOX HILL SOUTH 3128	\$1,800,000	09/08/2017
3	2 Sturdee St BOX HILL 3128	\$1,800,000	05/08/2017

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.

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House (Res) Land Size: 689 sqm approx Agent Comments

Indicative Selling Price \$1,880,000 **Median House Price** June quarter 2017: \$1,483,000

Comparable Properties



24 Alexander St BOX HILL 3128 (REI) 2



Price: \$1,880,000 Method: Auction Sale Date: 13/05/2017 Rooms: 8 Property Type: House (Res) Land Size: 689 sqm approx

Agent Comments



5 Gwenda St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,800,000 Method: Sold Before Auction Date: 09/08/2017 Rooms: 6 Property Type: House

2 Sturdee St BOX HILL 3128 (REI)



Price: \$1,800,000 Method: Auction Sale Date: 05/08/2017 Rooms: 7 Property Type: House (Res) Agent Comments

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

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