

## Statement of Information

Single residential property located within or outside the Melbourne metropolitan area

### Property offered for sale

Sections 47AF of the Estate Agents Act 1980

#### Address

19 Morley Crescent, Box Hill North VIC 3129

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

-

or range between

\$1,600,000

&

\$1,760,000

#### Median sale price

Median price

\$1,365,000

\*House

X

\*Unit

Suburb

Box Hill North

Period - From

01/04/2017

to

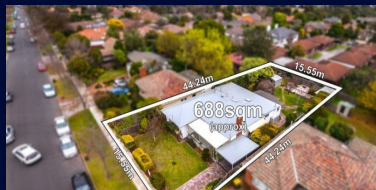
30/06/2017

Source

REIV

#### Comparable property sales

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: 131 Nelson Rd  
Box Hill North  
Sold: \$1,750,000  
Date: May 2017



Address: 19 McKean St  
Box Hill North  
Sold: \$1,630,000  
Date: July 2017



Address: 3 Olympiad Cr  
Box Hill North  
Sold: \$1,590,000  
Date: Sep 2017