

Rohan Calder 9877 1855 0422 256 948

rohan.calder@noeljones.com.au

# 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	9 Eden Avenue, Box Hill South Vic 3128
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$1,100,000	&	\$1,210,000
---------------------------	---	-------------

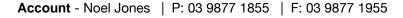
### Median sale price

Median price	\$1,406,000	Н	ouse	Х	Su	ıburb	Box Hill South
Period - From	01/01/2017	to	31/03	3/2017	Source	REI	,

# Comparable property sales

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
14 Indra Rd BLACKBURN SOUTH 3130	\$1,264,000	24/06/2017
8 Nash Rd BOX HILL SOUTH 3128	\$1,170,000	18/03/2017
5 Beaver St BOX HILL SOUTH 3128	\$1,150,000	06/05/2017







Generated: 28/06/2017 10:55