

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 Eden Avenue, Box Hill South Vic 3128

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 House: X Suburb: Box Hill South
Period - From: 01/01/2017 to: 31/03/2017 Source: REIV

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