

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 99 Medway Street, Box Hill North Vic 3129

Indicative selling price

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

Single price \$2,380,000

Median sale price

Median price \$1,321,000 House X Unit Suburb Box Hill North

Period - From 01/10/2016 to 30/09/2017 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	25 Watts St BOX HILL 3128	\$2,550,000	13/06/2017
2	80 Severn St BOX HILL NORTH 3129	\$2,500,000	05/08/2017
3	43 Rose St BOX HILL 3128	\$2,285,000	08/07/2017

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.