# 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

1/40 Stott Street Box Hill South VIC 3128

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$1,550,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$830,000	Prope	erty type		Unit	Suburb	Box Hill South
Period-from	01 Apr 2020	to	31 Mar 2	2021	Source		Corelogic

#### 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 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
7A Arundel Court Box Hill South VIC 3128	\$1,880,000	25-Mar-21
8A Cyril Street Box Hill South VIC 3128	\$1,600,000	11-Nov-20
38 Roslyn Street Burwood VIC 3125	\$1,490,000	27-Feb-21

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 6 months.

This Statement of Information was prepared on: 19 April 2021



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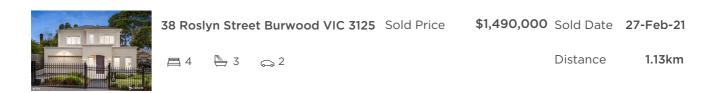
E sshum@theonere.com.au



4	7A Arundel Court Box Hill South VIC 3128	Sold Price	<sup>RS</sup> \$1,880,000 Sold Date	25-Mar-21
CoreLapit	🛱 4 🕒 3 🞧 2		Distance	0.37km



8A Cyril Street Box Hill South VIC 3128	Sold Price	\$1,600,000	Sold Date	11-Nov-20
🚍 4 🕒 3 👝 2			Distance	0.84km



#### RS = Recent sale UN = Undisclosed Sale

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