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

3/10 Kangerong Road, Box Hill Vic 3128

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------|
| Range betweer | \$570,000 | | & | | \$620,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$725,000 | Pro | operty Type | Unit | | | Suburb | Box Hill |
| Period - From | 01/07/2019 | to | 30/09/2019 | | So | urce | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1 | 5/32 Simpsons Rd BOX HILL 3128 | \$650,000 | 28/06/2019 |
| 2 | 1/36 Thames St BOX HILL NORTH 3129 | \$600,000 | 11/05/2019 |
| 3 | 11/82 Victoria Cr MONT ALBERT 3127 | \$580,000 | 17/09/2019 |

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.

This Statement of Information was prepared on:

22/10/2019 15:42









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$570,000 - \$620,000 Median Unit Price September quarter 2019: \$725,000

Comparable Properties



5/32 Simpsons Rd BOX HILL 3128 (VG)



Price: \$650,000 Method: Sale Date: 28/06/2019 Property Type: Flat/Unit/Apartment (Res)



1/36 Thames St BOX HILL NORTH 3129 (REI/VG) Agent Comments

Agent Comments



Price: \$600,000 Method: Auction Sale Date: 11/05/2019 Rooms: 3 Property Type: Unit Land Size: 117 sqm approx



11/82 Victoria Cr MONT ALBERT 3127 (REI)



Price: \$580,000 Method: Private Sale Date: 17/09/2019 Property Type: Villa Agent Comments

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.