

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 49 Linda Avenue, Box Hill North, VIC 3129

Indicative selling price

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

Single price or range between \$1,750,000 & \$1,800,000

Median sale price

Median price \$1,255,000 Property type House Suburb BOX HILL NORTH
Period - From 21/04/2021 to 18/10/2021 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8 Campaspe Street Box Hill North Vic 3129	\$1,800,000	2021-09-28
2	36 Vivianne Avenue Mont Albert North Vic 3129	\$1,754,000	2021-05-15
3	9 Barbara Street Mont Albert North Vic 3129	\$1,780,000	2021-05-15

This Statement of Information was prepared on: 18/10/2021

