

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3/39-41 Victoria Street, Box Hill VIC 3128

Indicative selling price

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

Range between \$650,000 & \$715,000

Suburb median sale price

Median price	\$485,000	Property Type	Unit	Suburb	Box Hill
Period - From	01/07/2018	to	30/06/2019	Source	REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Brett Vanderwert consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 3/2 Mersey Street BOX HILL NORTH 3129	\$681,000	29/05/2019
2 1/39 Dorking Street BOX HILL 3128	\$670,500	25/05/2019
3 1/21 Barcelona Street BOX HILL 3128	\$670,000	02/03/2019

This Statement of Information was prepared on

16/09/2019