

Statement of Information  
**Single residential property located in the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*



**Property offered for sale**

Address  
 Including suburb and  
 postcode

12 Stanley Street, Box Hill South 3128

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,550,000

&

\$1,700,000

**Median sale price**

Median price \$1,483,000

House

Suburb Box Hill South

Period - From 01/04/2017 to 30/06/2017

Source REIV

**Comparable property sales**

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
26 Birdwood Street, Box Hill South	\$1,710,000	20/03/2017
43 Beaver Street, Box Hill South	\$1,655,000	08/07/2017
2 Bedford Street, Box Hill	\$1,480,000	27/03/2017