

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

2 & 3/7 Leach Avenue, Box Hill North 3129

**Indicative selling price**

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

Range between  &

**Median sale price**

Median price  House  Suburb   
 Period - From  to  Source

**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
1 /7 Nestor Grove, Blackburn North	\$1,282,168	25/05/2017
2/11 Aspinall Road, Box Hill North	\$1,250,000	22/06/2017
1/26 Tyne Street, Box Hill North	\$1,200,000	25/02/2017