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

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 40 Graham Place, Box Hill Vic 3128

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,200,000		&		\$2,420,000			
Median sale p	rice							
Median price	\$1,680,000	Pro	operty Type	Hou	ise		Suburb	Box Hill
Period - From	04/04/2023	to	03/04/2024		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 sixmonths 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		
2		
3		

#### OR

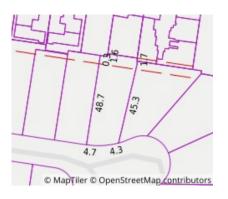
**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/04/2024 11:50









Property Type: Closed Roads Land Size: 990 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,420,000 Median House Price 04/04/2023 - 03/04/2024: \$1,680,000

# **Comparable Properties**

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.

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983





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