

## 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

15 SIMMONS STREET, BOX HILL NORTH, VIC 3129

### Indicative selling price

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

Price Range: \$1,100,000 to \$1,200,000

### Median sale price

Median price

\$1,265,000

House

Unit

Suburb

BOX HILL NORTH

Period

01 July 2017 to 31 December 2017

Source

pricfinder

### 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
34 TOOGOODS RISE, BOX HILL NORTH, VIC 3129	\$1,050,000	21/10/2017
20 HEATHFIELD RISE, BOX HILL NORTH, VIC 3129	\$1,200,000	30/10/2017
68 HARRISON ST, BOX HILL NORTH, VIC 3129	*\$1,205,000	24/02/2018