

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 2/80 Watts 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)

Single price \$649,000

#### Median sale price

Median price \$750,000 House Unit X Suburb Box Hill North

Period - From 01/07/2018 to 30/09/2018 Source 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 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	1/18 Thames St BOX HILL NORTH 3129	\$690,000	08/09/2018
2	4/1-3 Grenville St BOX HILL NORTH 3129	\$690,000	01/09/2018
3	2/88 Albion Rd BOX HILL 3128	\$640,000	17/11/2018

OR

**B\*** 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.



2 1 2

**Rooms:**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$649,000

**Median Unit Price**  
 September quarter 2018: \$750,000

## Comparable Properties



**1/18 Thames St BOX HILL NORTH 3129 (REI)** [Agent Comments](#)

2 1 1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 08/09/2018  
**Rooms:** 3  
**Property Type:** Unit



**4/1-3 Grenville St BOX HILL NORTH 3129 (REI)** [Agent Comments](#)

2 1 1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** 3  
**Property Type:** Unit



**2/88 Albion Rd BOX HILL 3128 (REI)** [Agent Comments](#)

2 1 3

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** Unit