

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

3/14 Barkly Street, Box Hill Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$497,500

House

Unit

X

Suburb

Box Hill

Period - From

01/01/2018

to

31/12/2018

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	1/11 Hillside Cr BLACKBURN 3130	\$901,500	15/09/2018
2	6/8 Moritz St BOX HILL SOUTH 3128	\$880,000	24/11/2018
3	6/26-28 Fulton Rd BLACKBURN SOUTH 3130	\$768,000	23/11/2018

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.



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
Year ending December 2018: \$497,500

Comparable Properties



1/11 Hillside Cr BLACKBURN 3130 (REI/VG) **Agent Comments**



Price: \$901,500
Method: Auction Sale
Date: 15/09/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 325 sqm approx



6/8 Moritz St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**



Price: \$880,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: Townhouse (Res)



6/26-28 Fulton Rd BLACKBURN SOUTH 3130 (REI) **Agent Comments**



Price: \$768,000
Method: Private Sale
Date: 23/11/2018
Rooms: -
Property Type: Townhouse (Single)