

## 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

14 Boardman Close, Box Hill South Vic 3128

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

Range between \$640,000

&amp;

\$680,000

**Median sale price**

Median price \$765,000

House

Unit

X

Suburb

Box Hill South

Period - From 01/07/2017

to

30/06/2018

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	13 Boardman CI BOX HILL SOUTH 3128	\$724,500	18/08/2018
2	11/166 Station St BOX HILL SOUTH 3128	\$685,000	16/06/2018
3	2/17 Stott St BOX HILL SOUTH 3128	\$650,000	30/09/2018

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:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$640,000 - \$680,000  
**Median Unit Price**  
Year ending June 2018: \$765,000

## Comparable Properties



**13 Boardman CI BOX HILL SOUTH 3128 (REI)** **Agent Comments**

2 1 2

**Price:** \$724,500  
**Method:** Auction Sale  
**Date:** 18/08/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 197 sqm approx



**11/166 Station St BOX HILL SOUTH 3128 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 16/06/2018  
**Rooms:** 4  
**Property Type:** Unit



**2/17 Stott St BOX HILL SOUTH 3128 (REI)** **Agent Comments**

2 1 2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 30/09/2018  
**Rooms:** 4  
**Property Type:** Unit



## 14 Boardman Close, Box Hill South

2 beds 1 bath 2 car

**Additional Information** Charming retreat in a blissful parkside . neighbourhood offering open plan lounge and dinning area. Outdoor deck for entertaining. Ducted heating and two air conditioners. Updated stone kitchen with stainless steel appliances and gas cooktop.

### Close Proximity To

#### Schools

Robert Mccubin Primary School -0.75km  
Orchard Grove Primary School -2.12km  
Box Hill High School -2.75km  
Kingswood College -1.16km

#### Shops

Burwood Height Shopping Centre- 1.65km  
Box Hill Central -2.46km  
Whitehorse Plaza -2.58km

#### Parks & Amenities

John Stubbs Reserve -0.38km  
Gardiners Creek -1.04km  
Box Hill South Golf Course -0.43km  
Aqualink -1.92km

#### Transport

Box Hil Train Station -2.49km  
Laburnum Train Station -2.81km  
Bus Route 735 – Box Hill - Nunawading  
Bus Route 732 – Box Hill – Upper Ferntree Gully

#### Terms

10% deposit, balance 30 days or other such terms that the vendors have agreed to in writing.

#### Chattles

All fixed floor coverings, light fittings and window furnishings as inspected

#### Auction Time

**27<sup>th</sup> October at 10.30am**

**Potential Rental Return** \$430-\$450 per week

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