McGrath

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

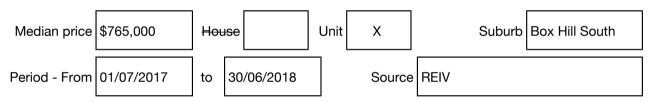
s 14 Boardman Close, Box Hill South Vic 3128 d e

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$640,000	&	\$680,000	
				1

Median sale price



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.

Ad	dress 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

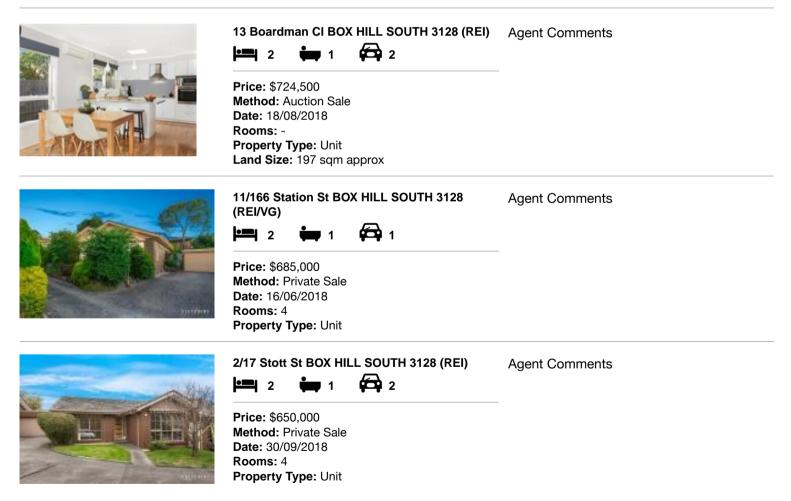
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Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$640,000 - \$680,000 Median Unit Price Year ending June 2018: \$765,000

Comparable Properties



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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.	Terms	10% deposit, balance 30 days or other such terms that the vendors have agreed to in writing.
	Updated stone kitchen with stainless steel appliances and gas cooktop.	Chattles	All fixed floor coverings, light fittings and window furnishings as inspected
Close Proximity To		Auction Time	27 th October at 10.30am
Schools	Robert Mccubin Primary School -0.75km Orchard Grove Primary School -2.12km Box Hill High School -2.75km	Potential Rental Return \$430-\$450 per week Ian van Eijk Sales Agent 9877 1277	
	Kingswood College -1.16km		
Shops	Burwood Height Shopping Centre- 1.65km Box Hill Central -2.46km Whitehorse Plaza -2.58km		0402 077 817 ianvaneijk@mcgrath.com.au
Parks & Amenities	John Stubbs Reserve -0.38km Gardiners Creek -1.04km Box Hill South Golf Course -0.43km Aqualink -1.92km		Michelle Yan Sales Agent 9877 1277 0412 701 190 michelleyan@mcgrath.com.au
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		