

STATEMENT OF INFORMATION

71 ELEY ROAD, BOX HILL SOUTH, VIC

PREPARED BY ELI FALACH, WOODARDS MT WAVERLEY, PHONE: 0477009163



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



71 ELEY ROAD, BOX HILL SOUTH, VIC

 3  1  2

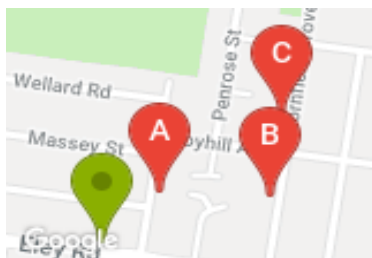
Indicative Selling Price

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

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

Provided by: Eli Falach, Woodards Mt Waverley

MEDIAN SALE PRICE



BOX HILL SOUTH, VIC, 3128

Suburb Median Sale Price (House)

\$1,300,000

01 January 2018 to 30 June 2018

Provided by:  **pricefinder**

COMPARABLE PROPERTIES

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.



10 NASH RD, BOX HILL SOUTH, VIC 3128

 3  1  2

Sale Price

\$1,108,000

Sale Date: 27/03/2018

Distance from Property: 130m



11 CORNFIELD GR, BOX HILL SOUTH, VIC 3128

 3  1  2

Sale Price

\$1,090,000

Sale Date: 07/04/2018

Distance from Property: 287m



27 CORNFIELD GR, BOX HILL SOUTH, VIC 3128

 3  1  2

Sale Price

\$1,050,000

Sale Date: 10/03/2018

Distance from Property: 373m



This report has been compiled on 01/08/2018 by Woodards Mt Waverley. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

71 ELEY ROAD, BOX HILL SOUTH, VIC

Indicative selling price

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

Price Range:

1,100,000 to 1,200,000

Median sale price

Median price

\$1,300,000

House

X

Unit


Suburb

BOX HILL SOUTH

Period

01 January 2018 to 30 June 2018

Source



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
10 NASH RD, BOX HILL SOUTH, VIC 3128	\$1,108,000	27/03/2018
11 CORNFIELD GR, BOX HILL SOUTH, VIC 3128	\$1,090,000	07/04/2018
27 CORNFIELD GR, BOX HILL SOUTH, VIC 3128	\$1,050,000	10/03/2018