

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

5 Pendle Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,618,000 House X Unit Suburb Box Hill

Period - From 01/04/2018 to 31/03/2019 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	17 Latrobe St BOX HILL SOUTH 3128	\$1,605,000	16/01/2019
2	30 Acacia St BOX HILL 3128	\$1,580,000	18/06/2019
3	41 Combarton St BOX HILL 3128	\$1,450,000	07/03/2019

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.



 4  2  3

Rooms: 8

Property Type: House

Land Size: 675 sqm approx

Agent Comments

Comparable Properties



17 Latrobe St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

 4  2  1

Price: \$1,605,000

Method: Private Sale

Date: 16/01/2019

Rooms: -

Property Type: House

Land Size: 636 sqm approx



30 Acacia St BOX HILL 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,580,000

Method: Private Sale

Date: 18/06/2019

Rooms: 7

Property Type: House

Land Size: 587 sqm approx



41 Combarton St BOX HILL 3128 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,450,000

Method: Private Sale

Date: 07/03/2019

Rooms: 9

Property Type: House

Land Size: 658 sqm approx