

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 3/85 Medway Street, Box Hill North Vic 3129 Including suburb and postcode

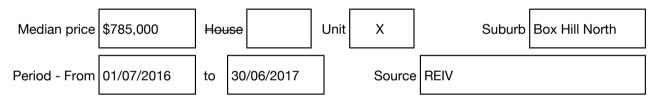
Indicative selling price

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

Range between \$620,000

&

Median sale price



\$680.000

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	4/22 Tyne St BOX HILL NORTH 3129	\$680,000	09/09/2017
2	1/38a Thames St BOX HILL NORTH 3129	\$646,000	01/07/2017
3	2/67 Severn St BOX HILL NORTH 3129	\$635,100	17/06/2017

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.

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.







Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price Year ending June 2017: \$785,000

Comparable Properties



4/22 Tyne St BOX HILL NORTH 3129 (REI)

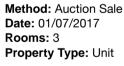
1/38a Thames St BOX HILL NORTH 3129

Price: \$680,000 Method: Auction Sale Date: 09/09/2017 Rooms: 4 Property Type: Villa Agent Comments

Agent Comments



(REI/VG) 2 1 1 Price: \$646,000



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2/67 Severn St BOX HILL NORTH 3129 (REI/VG)



Price: \$635,100 Method: Auction Sale Date: 17/06/2017 Rooms: 3 Property Type: Unit Land Size: 139 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888

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REIV 🗧 propertydata

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