

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	3/85 Medway Street, Box Hill North Vic 3129
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Indicative selling price

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

Range between	\$620,000	&	\$680,000
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Median sale price

Median price	\$785,000	House		Unit	X	Suburb	Box Hill North
Period - From	01/07/2016	to	30/06/2017	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	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.~~



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)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: Villa



1/38a Thames St BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$646,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 3

Property Type: Unit



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

Agent Comments



Price: \$635,100

Method: Auction Sale

Date: 17/06/2017

Rooms: 3

Property Type: Unit

Land Size: 139 sqm approx