

Ian van Eijk

03 9877 1277

0402 077 817

ianvaneijk@mcgrath.com.au

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Unit Price**

Year ending March 2017: \$800,000



3  
 2  
 2

**Rooms:****Property Type:** Unit**Agent Comments**

A perfect combination of generous proportions and convenience, this quality north facing townhouse presents an excellent opportunity for families and investors. It's ideally set just minutes from Wattle Park, Deakin University, shops, schools and transport.

## Comparable Properties

**3 Timor CI BURWOOD 3125 (REI)****Agent Comments**

3  
 1  
 2

**Price:** \$827,000**Method:** Auction Sale**Date:** 18/02/2017**Rooms:** -**Property Type:** Townhouse (Res)**3/24 Stott St BOX HILL SOUTH 3128 (REI)****Agent Comments**

3  
 2  
 1

**Price:** \$860,000**Method:** Private Sale**Date:** 17/05/2017**Rooms:** 4**Property Type:** Townhouse (Single)**1a Worrall St BURWOOD 3125 (REI)****Agent Comments**

3  
 2  
 2

**Price:** \$902,000**Method:** Auction Sale**Date:** 22/04/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 350 sqm

## 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

1/38 Cadorna Street, Box Hill South Vic 3128

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

## Median sale price

Median price

\$800,000

Unit

X

Suburb

Box Hill South

Period - From

01/04/2016

to

31/03/2017

Source

REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3 Timor Cl BURWOOD 3125	\$827,000	18/02/2017
3/24 Stott St BOX HILL SOUTH 3128	\$860,000	17/05/2017
1a Worrall St BURWOOD 3125	\$902,000	22/04/2017