Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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Address	3/2 Sweetland Road, Box Hill Vic 3128	
Including suburb and		

Address	3/2 Sweetland Road, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$780,000 &	\$850,000
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Median sale price

Median price	\$625,000	Pro	perty Type	Jnit		Suburb	Box Hill
Period - From	01/01/2020	to	31/03/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	aress or comparable property	1 1100	Date of Sale
1	2/8 Ayr St BLACKBURN SOUTH 3130	\$850,000	29/02/2020
2	6/16 Lexton Rd BOX HILL NORTH 3129	\$833,000	29/02/2020
3			

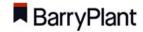
OR

В* 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.

This Statement of Information was prepared on:	09/07/2020 13:19
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Date of sale







Property Type: Unit Land Size: 246 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000 Median Unit Price March quarter 2020: \$625,000

Comparable Properties



2/8 Ayr St BLACKBURN SOUTH 3130 (REI/VG) Agent Comments

Price: \$850,000 Method: Auction Sale Date: 29/02/2020 Property Type: Unit

Land Size: 253 sqm approx



6/16 Lexton Rd BOX HILL NORTH 3129

(REI/VG)

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3

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Price: \$833,000 Method: Auction Sale Date: 29/02/2020 Rooms: 5

Property Type: Unit

Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



