

#### 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	20A Mitta 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

#### Median sale price

Median price	\$1,237,500	Hou	ise X	Unit		Subu	rb Box Hill North
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

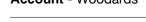
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	2/48 Watts St BOX HILL 3128	\$788,000	22/08/2018
2	1b Tyrrell St MONT ALBERT NORTH 3129	\$765,000	22/09/2018
3	6/123 Nelson Rd BOX HILL NORTH 3129	\$700,000	18/08/2018

#### 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.





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.

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Rooms:

Property Type: House (Res) Land Size: 283 sqm approx

Agent Comments

**Indicative Selling Price** \$795,000 **Median House Price** Year ending September 2018: \$1,237,500

## Comparable Properties



2/48 Watts St BOX HILL 3128 (REI/VG)

**-**2







Price: \$788.000 Method: Private Sale Date: 22/08/2018

Rooms: -

Property Type: Unit

Land Size: 276 sqm approx

**Agent Comments** 



1b Tyrrell St MONT ALBERT NORTH 3129

(REI/VG)







**6** 

Price: \$765,000 Method: Auction Sale Date: 22/09/2018

Rooms: 5

Property Type: House (Res) Land Size: 257 sqm approx **Agent Comments** 



6/123 Nelson Rd BOX HILL NORTH 3129

(REI/VG)





**€** 2

Price: \$700,000 Method: Auction Sale Date: 18/08/2018

Rooms: 4

Property Type: Unit

Land Size: 188 sqm approx

Agent Comments

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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