

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 1B Cadorna Street, Box Hill South Vic 3128

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$860,000 House Unit X Suburb Box Hill South

Period - From 01/01/2017 to 31/12/2017 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	2a Arcadia St BOX HILL SOUTH 3128	\$961,000	09/12/2017
2	35 Muyan Cirt BURWOOD 3125	\$891,000	25/11/2017
3	6 lan Gr BURWOOD 3125	\$868,000	16/10/2017

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.



 3  1  2

Rooms: 5
Property Type: House (Res)
Agent Comments

Comparable Properties



2a Arcadia St BOX HILL SOUTH 3128 (REI)

Agent Comments

 3  2  2

Price: \$961,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Townhouse (Res)

35 Muyan Cirt BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$891,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 233 sqm approx



6 Ian Gr BURWOOD 3125 (REI)

Agent Comments

 3  2  1

Price: \$868,000
Method: Private Sale
Date: 16/10/2017
Rooms: -
Property Type: Townhouse (Res)