

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

16 Clota Avenue, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,618,000

House

X

Unit

Suburb

Box Hill

Period - From 01/04/2018

to

31/03/2019

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	27 Kent Rd BOX HILL 3128	\$1,915,000	18/01/2019
2	17 Latrobe St BOX HILL SOUTH 3128	\$1,605,000	16/01/2019
3	45 Court St BOX HILL 3128	\$1,800,000	03/04/2019

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: House (Previously Occupied - Detached)

Land Size: 663 sqm approx

Agent Comments

Comparable Properties



27 Kent Rd BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$1,915,000

Method: Private Sale

Date: 18/01/2019

Rooms: -

Property Type: House

Land Size: 726 sqm approx



17 Latrobe St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$1,605,000

Method: Private Sale

Date: 16/01/2019

Rooms: -

Property Type: House

Land Size: 636 sqm approx



45 Court St BOX HILL 3128 (REI)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 03/04/2019

Rooms: -

Property Type: House

Land Size: 660 sqm approx