

Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

### 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

s |1A Aspinall Road, Box Hill North Vic 3129 d e

#### Indicative selling price

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

Range between \$1,300,000 & \$1,430,000	00
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#### Median sale price

Median price	\$1,288,000	Hou	ise X	Unit			Suburb	Box Hill North
Period - From	01/10/2017	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 sixmonths 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

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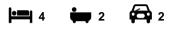
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



1A Aspinall Road, Box Hill North Vic 3129







Rooms: Property Type: House Land Size: 300 sqm approx Agent Comments Sam Kocuk (03) 9842 8888 0419 311 222 skocuk@barryplant.com.au

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price December quarter 2017: \$1,288,000

## **Comparable Properties**



66 Dorking Rd BOX HILL 3128 (REI)

Price: \$1,400,000 Method: Auction Sale Date: 23/09/2017 Rooms: 8 Property Type: House (Res) Land Size: 350 sqm approx 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.

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