

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

3/7 Court Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$546,000 House Unit X Suburb Box Hill

Period - From 01/01/2019 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	2/1 Duncan St BOX HILL SOUTH 3128	\$900,000	16/02/2019
2	3/21 Ashley St BOX HILL NORTH 3129	\$890,500	25/05/2019
3	3/14 Barkly St BOX HILL 3128	\$870,000	23/03/2019

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.



3 2.5 1

Rooms: 4
Property Type: Unit
Land Size: 131.262 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median Unit Price
March quarter 2019: \$546,000

Comparable Properties



2/1 Duncan St BOX HILL SOUTH 3128 (REI/VG) **Agent Comments**

3 3 1

Price: \$900,000
Method: Sold Before Auction
Date: 16/02/2019
Rooms: -
Property Type: Townhouse (Res)



3/21 Ashley St BOX HILL NORTH 3129 (REI) **Agent Comments**

3 2 2

Price: \$890,500
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Townhouse (Res)



3/14 Barkly St BOX HILL 3128 (REI/VG) **Agent Comments**

3 2 2

Price: \$870,000
Method: Auction Sale
Date: 23/03/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 187 sqm approx