

RT Edgar

STATEMENT OF INFORMATION

12 February 2019

Property offered for sale

4 Linden Street Box Hill South

Indicative selling price

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

Range
between \$980,000 & \$1,050,000

Median sale price

Median price \$1,325,750 House X Unit Suburb Box Hill South

Period - From 01/10/2017 to 30/09/2018 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Alan Wang consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1197 Riversdale Road Box Hill South	\$1,000,000	22/11/2018
2 7 Crossman Court Box Hill South	\$1,048,888	8/12/2018
3 20 Foch Street Box Hill South	\$1,020,000	1/12/2018