

## 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 2/8 Hamel Street, Box Hill South Vic 3128

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$920,000

#### Median sale price

Median price \$1,110,000 House X Unit Suburb Box Hill South

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	4/26-28 Bennett St BURWOOD 3125	\$905,000	17/05/2019
2	2/1 Duncan St BOX HILL SOUTH 3128	\$900,000	16/02/2019
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 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Land Size:** 161 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$840,000 - \$920,000  
**Median House Price**  
 Year ending March 2019: \$1,110,000

## Comparable Properties



**4/26-28 Bennett St BURWOOD 3125 (REI)**

**Agent Comments**

4 2 2

**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 17/05/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Single)



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

**Agent Comments**

3 3 1

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



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

**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