

## 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

1 Newlands Court, 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 \$1,250,000

&amp;

\$1,365,000

**Median sale price**

Median price \$1,403,944

House

X

Unit

Suburb

Box Hill South

Period - From 01/10/2016

to

30/09/2017

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 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	20 Kitchener St BOX HILL SOUTH 3128	\$1,430,000	25/07/2017
2	7 Mccredde Ct BOX HILL SOUTH 3128	\$1,340,000	23/09/2017
3	320 Station St BOX HILL SOUTH 3128	\$1,145,000	12/08/2017

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:** House (Res)  
**Land Size:** 583 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,365,000  
**Median House Price**  
Year ending September 2017: \$1,403,944

## Comparable Properties



**20 Kitchener St BOX HILL SOUTH 3128 (REI)**   **Agent Comments**

3   1   2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 25/07/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 700 sqm approx



**7 McCredden Ct BOX HILL SOUTH 3128 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,340,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx



**320 Station St BOX HILL SOUTH 3128 (REI)**   **Agent Comments**

3   2   2

**Price:** \$1,145,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 518 sqm approx