

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

37 Garden Street, Box Hill North Vic 3129

Indicative selling price

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

Range between \$920,000

&

\$1,012,000

Median sale price

Median price \$1,296,500

House

X

Unit

Suburb

Box Hill North

Period - From 01/07/2017

to

30/06/2018

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	25 Tristania St DONCASTER EAST 3109	\$1,000,000	31/05/2018
2	23 Primula St BLACKBURN NORTH 3130	\$965,000	18/08/2018
3	84 Harrison St BOX HILL NORTH 3129	\$935,000	03/07/2018

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.

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3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 596 sqm approx

Agent Comments

Indicative Selling Price

\$920,000 - \$1,012,000

Median House Price

Year ending June 2018: \$1,296,500

Comparable Properties

25 Tristania St DONCASTER EAST 3109 (VG)

Agent Comments

3 - -

Price: \$1,000,000

Method: Sale

Date: 31/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 679 sqm approx



23 Primula St BLACKBURN NORTH 3130 (REI)

Agent Comments

3 2 3

Price: \$965,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 611 sqm approx



84 Harrison St BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3 2 1

Price: \$935,000

Method: Private Sale

Date: 03/07/2018

Rooms: 4

Property Type: House

Land Size: 597 sqm approx