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

2/36 Bishop Street, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$595,000	&	\$650,000				
Median sale price							
Median price	\$521,925	House	Jnit X	Suburb Box Hill			
Period - From	01/10/2017	to 30/09/2018	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.

Add	dress of comparable property	Price	Date of sale
1	2/2 Mersey St BOX HILL NORTH 3129	\$640,000	20/10/2018
2	5/10-12 Hill St BOX HILL SOUTH 3128	\$602,000	27/08/2018
3	3/6 Simpsons Rd BOX HILL 3128	\$590,000	14/05/2018

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.

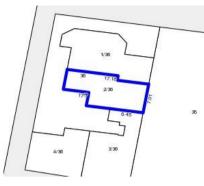
Account - Langwell Harper | P: 03 92765900 | F: 03 92765999

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

2/36 Bishop Street, Box Hill Vic 3128





Rooms: Property Type: Strata Unit/Flat Agent Comments 0425 797 770 plarkis@rrent.com.au Indicative Selling Price \$595,000 - \$650,000

Pete Larkis 039276 5900

\$595,000 - \$650,000 **Median Unit Price** Year ending September 2018: \$521,925

Subject property is better located however over 2 levels when compared to comparable sales in within the 2km range.

Comparable Properties



2/2 Mersey St BOX HILL NORTH 3129 (REI)



Price: \$640,000 Method: Auction Sale Date: 20/10/2018 Rooms: 4 Property Type: Unit Agent Comments



5/10-12 Hill St BOX HILL SOUTH 3128 (REI/VG) Agent Comments

Price: \$602,000 Method: Private Sale Date: 27/08/2018 Rooms: -Property Type: Unit



3/6 Simpsons Rd BOX HILL 3128 (REI/VG)



Agent Comments

Price: \$590,000 Method: Private Sale Date: 14/05/2018 Rooms: 3 Property Type: Unit

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999

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