

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

2/36 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

Unit

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.

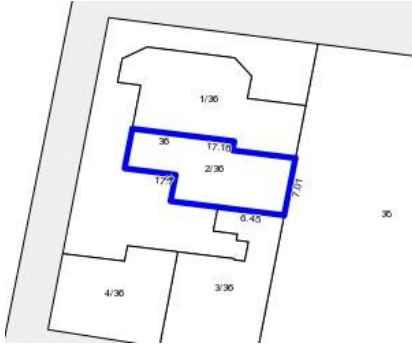
	Address of comparable property	Price	Date of sale
1	2/2 Mersey St BOX HILL NORTH 3129	\$640,000	20/10/2018
2	5/10-12 Hill St BOX HILL SOUTH 3128	\$602,000	27/08/2018
3	3/6 Simpsons Rd BOX HILL 3128	\$590,000	14/05/2018

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.

2/36 Bishop Street, Box Hill Vic 3128

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Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$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)

Agent Comments

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 20/10/2018

Rooms: 4

Property Type: Unit



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

Agent Comments

2 1 1

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

2 1 1

Price: \$590,000

Method: Private Sale

Date: 14/05/2018

Rooms: 3

Property Type: Unit