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	TH 2/14 - 16 Paul Avenue, Box Hill North Vic 3129

Indicative selling price

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

Single price	$1,050,000

Median sale price

Median price	$1,145,000	House	X	~~Unit~~		Suburb	Box Hill North
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	1/50 Clyde St BOX HILL NORTH 3129	$1,270,000	30/04/2019
2	1/5 Lincoln Av MONT ALBERT NORTH 3129	$1,195,000	14/02/2019
3	19 Toronto Av DONCASTER 3108	$995,000	26/04/2019

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.~~

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Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$1,050,000
Median House Price
Year ending March 2019: $1,145,000

Comparable Properties

1/50 Clyde St BOX HILL NORTH 3129 (REI)

🛏 4   🛁 3   🚗 2

Price: $1,270,000
Method: Private Sale
Date: 30/04/2019
Rooms: -
Property Type: Townhouse (Single)

Agent Comments

1/5 Lincoln Av MONT ALBERT NORTH 3129 (REI)

🛏 3   🛁 2   🚗 2

Price: $1,195,000
Method: Private Sale
Date: 14/02/2019
Rooms: 6
Property Type: Townhouse (Res)

Agent Comments

19 Toronto Av DONCASTER 3108 (REI)

🛏 4   🛁 2   🚗 2

Price: $995,000
Method: Private Sale
Date: 26/04/2019
Rooms: -
Property Type: House

Agent Comments