

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	21/114 Shannon Street, Box Hill North Vic 3129
Including suburb and	,
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000

Median sale price

Median price	\$733,000	Hou	se	Unit	х		Suburb	Box Hill North
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2/25 Wellington Rd BOX HILL 3128	\$669,000	16/12/2017
2	3/85 Medway St BOX HILL NORTH 3129	\$620,000	11/12/2017
3	3/140 Nelson Rd BOX HILL NORTH 3129	\$620,000	14/03/2018

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.



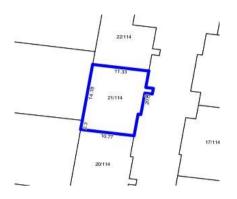
Account - Barry Plant | P: 03 9842 8888





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Rooms:

Property Type: Unit **Agent Comments**

Indicative Selling Price \$620,000 - \$680,000 **Median Unit Price** March quarter 2018: \$733,000

Comparable Properties



2/25 Wellington Rd BOX HILL 3128 (REI/VG)

Price: \$669,000 Method: Auction Sale Date: 16/12/2017 Rooms: 5

Property Type: Unit Land Size: 123 sqm approx

Agent Comments



3/85 Medway St BOX HILL NORTH 3129 (VG)



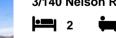
Price: \$620,000 Method: Sale Date: 11/12/2017

Rooms: -

-2

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/140 Nelson Rd BOX HILL NORTH 3129 (REI)

Agent Comments



Date: 14/03/2018 Rooms: 4

Property Type: Unit

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