

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

21/114 Shannon Street, Box Hill North Vic 3129

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

House

Unit

X

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.

	Address 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.



 2  1  2

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)

Agent Comments

 2  1  1

Price: \$669,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 5
Property Type: Unit
Land Size: 123 sqm approx



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

Agent Comments

 2  -  -

Price: \$620,000
Method: Sale
Date: 11/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 2  1  2

Price: \$620,000
Method: Private Sale
Date: 14/03/2018
Rooms: 4
Property Type: Unit