

Craig Lawson 9838 1388 0418 372 829 craig@lindellas.com

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	20 Graham Place, Box Hill Vic 3128
ndicative selling pric	e

Ir

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

Range between \$2,700,000	&	\$2,900,000
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Median sale price

Median price	\$1,785,500	Hou	ıse X	Unit		Suburb	Box Hill
Period - From	01/04/2017	to	30/06/2017		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	43 Rose St BOX HILL 3128	\$2,285,000	08/07/2017
2	9 Bishop St BOX HILL 3128	\$1,831,000	29/07/2017
3	14 Parkside Av BOX HILL 3128	\$1,755,000	24/06/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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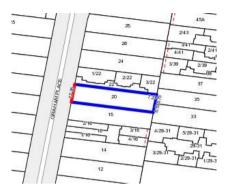


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Indicative Selling Price \$2,700,000 - \$2,900,000 **Median House Price** June quarter 2017: \$1,785,500



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 1098 sqm approx

Agent Comments

Comparable Properties



43 Rose St BOX HILL 3128 (REI)



Price: \$2,285,000 Method: Auction Sale Date: 08/07/2017

Rooms: 8

Property Type: House (Res) Land Size: 803 sqm approx Agent Comments



9 Bishop St BOX HILL 3128 (REI)







Price: \$1,831,000 Method: Auction Sale Date: 29/07/2017

Rooms: 6

Property Type: House (Res)

Agent Comments



14 Parkside Av BOX HILL 3128 (REI)

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Price: \$1,755,000 Method: Auction Sale Date: 24/06/2017

Rooms: 5

Property Type: House (Res) Land Size: 701 sqm approx

Agent Comments

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