

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	18 Beaver Street, Box Hill South Vic 3128
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Indicative selling price

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

Single price \$1,300,000

Median sale price

Median price	\$1,307,500	House	X	Unit		Suburb	Box Hill South
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	3 Gardner St BOX HILL SOUTH 3128	\$1,315,000	17/03/2018
2	25 Piedmont St BOX HILL SOUTH 3128	\$1,300,000	17/11/2017
3	49 Cadorna St BOX HILL SOUTH 3128	\$1,300,000	24/03/2018

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.