

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

1183 Riversdale Road, Box Hill South Vic 3128

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquotingRange between

\$1,650,000

 &

\$1,750,000

Median sale priceMedian price

\$1,470,500

 House

X

 Unit Suburb

Box Hill South

Period - From

01/10/2017

 to

31/12/2017

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

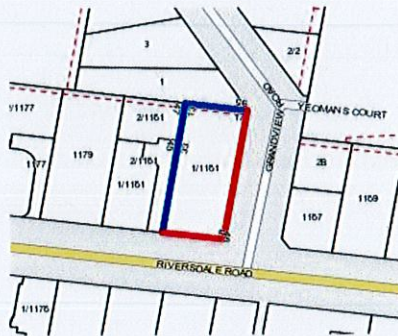
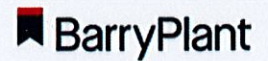
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	98 Roslyn St BURWOOD 3125	\$1,712,000	25/11/2017
2	1 Bronte Av BURWOOD 3125	\$1,702,000	07/10/2017
3	77 Parer St BURWOOD 3125	\$1,682,000	28/10/2017

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.~~

1183 Riversdale Road, Box Hill South Vic 3128



4 1 2

Rooms:
Property Type: House (Res)
Land Size: 856 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
December quarter 2017: \$1,470,500

Comparable Properties



98 Roslyn St BURWOOD 3125 (REI/VG)

Agent Comments

3 3 -

Price: \$1,712,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 8
Property Type: House (Res)
Land Size: 697 sqm approx



1 Bronte Av BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$1,702,000
Method: Auction Sale
Date: 07/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 884 sqm approx



77 Parer St BURWOOD 3125 (REI)

Agent Comments

4 1 2

Price: \$1,682,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 699 sqm approx