

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3/15 Ashley 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	\$900,000	&	\$990,000

Median sale price

Median price	\$890,500	Hou	Ise	Unit	Х		Suburb	Box Hill North
Period - From	01/04/2019	to	30/06/2019		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 2/62 Surrey Rd BLACKBURN NORTH 3130 \$999,500 07/03/2019 2 1b Cherryhinton St BOX HILL 3128 \$975,000 20/07/2019 3 2/9 Vine St BLACKBURN 3130 \$972,000 17/06/2019

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.

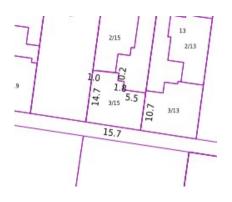
Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017





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hockingstuart





Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Unit Price June quarter 2019: \$890,500

Comparable Properties



2/62 Surrey Rd BLACKBURN NORTH 3130

(REI)

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- 2

2

Price: \$999,500 **Method:** Private Sale **Date:** 07/03/2019

Rooms: 6

Property Type: Townhouse (Single) **Land Size:** 230 sqm approx

1b Cherryhinton St BOX HILL 3128 (REI)

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Price: \$975,000 Method: Auction Sale Date: 20/07/2019

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



2/9 Vine St BLACKBURN 3130 (REI)

-3





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Price: \$972,000 **Method:** Private Sale **Date:** 17/06/2019

Rooms: 2

Property Type: Townhouse (Res)

Agent Comments

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