

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 3/15 Ashley Street, Box Hill North Vic 3129

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 House Unit X 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 Cherryinton 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.



4 3 2

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)

Agent Comments

4 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)

Agent Comments

3 2 1

Price: \$975,000
Method: Auction Sale
Date: 20/07/2019
Rooms: -
Property Type: Townhouse (Res)



2/9 Vine St BLACKBURN 3130 (REI)

Agent Comments

3 2 2

Price: \$972,000
Method: Private Sale
Date: 17/06/2019
Rooms: 2
Property Type: Townhouse (Res)