

## 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

3/5 Henry Street, Box Hill Vic 3128

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$788,000

**Median sale price**

Median price \$521,925

House

Unit

X

Suburb

Box Hill

Period - From 01/10/2017

to

30/09/2018

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	4/10 Frankcom St BLACKBURN 3130	\$755,000	07/07/2018
2	5/33 Zetland Rd MONT ALBERT 3127	\$737,000	08/11/2018
3	2/39 Dorking Rd BOX HILL 3128	\$731,000	06/10/2018

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.



 3  2  1

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$788,000

**Median Unit Price**  
Year ending September 2018: \$521,925

## Comparable Properties



**4/10 Frankcom St BLACKBURN 3130 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 07/07/2018  
**Rooms:** 4  
**Property Type:** House (Res)



**5/33 Zetland Rd MONT ALBERT 3127 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$737,000  
**Method:** Sold Before Auction  
**Date:** 08/11/2018  
**Rooms:** -  
**Property Type:** Unit



**2/39 Dorking Rd BOX HILL 3128 (REI)**

**Agent Comments**

 2  1  3

**Price:** \$731,000  
**Method:** Auction Sale  
**Date:** 06/10/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)