

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

32 Court Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,720,500

House

X

Unit

Suburb Box Hill

Period - From 01/10/2016

to 30/09/2017

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	10 Hillside Pde BOX HILL NORTH 3129	\$1,641,000	27/05/2017
2	19 Mckean St BOX HILL NORTH 3129	\$1,630,000	22/07/2017
3	114 Clyde St BOX HILL NORTH 3129	\$1,561,000	06/05/2017

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.~~



2
 -
 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 607 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending September 2017: \$1,720,500

Comparable Properties



10 Hillside Pde BOX HILL NORTH 3129 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,641,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 701 sqm approx



19 Mckean St BOX HILL NORTH 3129 (REI/VG) Agent Comments

4
 2
 2

Price: \$1,630,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 712 sqm approx



114 Clyde St BOX HILL NORTH 3129 (REI/VG) Agent Comments

3
 1
 2

Price: \$1,561,000

Method: Auction Sale

Date: 06/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 766 sqm approx