

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

2 Clydesdale Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$1,618,000

House

X

Unit

Suburb Box Hill

Period - From 01/04/2018

to

31/03/2019

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	32 Kitchener St BOX HILL SOUTH 3128	\$1,030,000	12/03/2019
2	1195 Riversdale Rd BOX HILL SOUTH 3128	\$971,000	23/03/2019
3	4 Linden St BOX HILL SOUTH 3128	\$938,000	16/04/2019

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.



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Rooms: 5

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Comparable Properties

32 Kitchener St BOX HILL SOUTH 3128 (VG)

Agent Comments

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Price: \$1,030,000

Method: Sale

Date: 12/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 698 sqm approx



1195 Riversdale Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

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Price: \$971,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: House (Res)

Land Size: 755 sqm approx



4 Linden St BOX HILL SOUTH 3128 (REI)

Agent Comments

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Price: \$938,000

Method: Private Sale

Date: 16/04/2019

Rooms: -

Property Type: House

Land Size: 686 sqm approx