

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

2/48 Watts Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$790,000

&

\$869,000

Median sale price

Median price \$523,075

House

Unit

X

Suburb Box Hill

Period - From 01/04/2018

to

30/06/2018

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 | 17 Kent Rd BOX HILL 3128 | \$950,000 | 07/07/2018 |
| 2 | 3/39 Dorking Rd BOX HILL 3128 | \$898,000 | 24/03/2018 |
| 3 | 3/6 Camelia St BOX HILL 3128 | \$880,000 | 12/05/2018 |

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.~~

2/48 Watts Street, Box Hill Vic 3128



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Indicative Selling Price
\$790,000 - \$869,000
Median Unit Price
June quarter 2018: \$523,075



2 -

Rooms:
Property Type: Townhouse (Res)
Land Size: 280 sqm approx
Agent Comments

Comparable Properties



17 Kent Rd BOX HILL 3128 (REI)

Agent Comments

2 1 2

Price: \$950,000
Method: Auction Sale
Date: 07/07/2018
Rooms: 6
Property Type: House
Land Size: 425 sqm approx



3/39 Dorking Rd BOX HILL 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$898,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: Unit
Land Size: 260 sqm approx



3/6 Camelia St BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$880,000
Method: Private Sale
Date: 12/05/2018
Rooms: -
Property Type: House (Res)