

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 Boyland Court, Box Hill North Vic 3129

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$1,097,500 House X Unit Suburb Box Hill North

Period - From 01/07/2018 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	11 Tweedie Ct BOX HILL NORTH 3129	\$932,000	06/06/2019
2	7 Lawford St BOX HILL NORTH 3129	\$870,000	14/02/2019
3	4 Cherry Orchard Rise BOX HILL NORTH 3129	\$860,000	16/03/2019

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.



Rooms: 7

Property Type: House

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



11 Tweedie Ct BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$932,000

Method: Private Sale

Date: 06/06/2019

Rooms: -

Property Type: House

Land Size: 607 sqm approx



7 Lawford St BOX HILL NORTH 3129 (VG)

Agent Comments



Price: \$870,000

Method: Sale

Date: 14/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 692 sqm approx

4 Cherry Orchard Rise BOX HILL NORTH 3129 (REI/VG) Agent Comments



Price: \$860,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 608 sqm approx