

Dennis Dellas 9838 1388 0412 043 694 dennis@lindellas.com

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
ndicative selling pric	;e

Ir

				/ 1 1
For the mean	ina at this	nrice see	CONSTIMEL VIC GOV	all/linderdiloting
i oi tiic iiicaii	ing or time	price see	consumer.vic.gov.	au, unaci quotini

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

Median sale price

Median price	\$1,097,500	Hou	use 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)

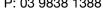
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.











Dennis Dellas 9838 1388 0412 043 694 dennis@lindellas.com

Indicative Selling Price \$820,000 - \$900,000 **Median House Price** Year ending June 2019: \$1,097,500

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)

Price: \$870,000 Method: Sale Date: 14/02/2019

Rooms: -

Property Type: House (Res) Land Size: 692 sqm approx **Agent Comments**

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

= 3

Price: \$860,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: House (Res) Land Size: 608 sqm approx

Account - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399





Generated: 31/07/2019 11:18