

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 4/36-38 Hamel Street, Box Hill South Vic 3128

Indicative selling price

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

Range between \$830,000 & \$890,000

Median sale price

Median price \$950,000 House X Unit Suburb Box Hill South

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	3/3 Tudor St BURWOOD 3125	\$825,000	13/03/2019
2	3/14 Barkly St BOX HILL 3128	\$870,000	23/03/2019
3	2/8 Hamel St BOX HILL SOUTH 3128	\$920,000	24/07/2019

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:
Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$890,000
Median House Price
Year ending June 2019: \$950,000

Comparable Properties

3/3 Tudor St BURWOOD 3125 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 13/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/14 Barkly St BOX HILL 3128 (REI/VG)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 23/03/2019
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 187 sqm approx



2/8 Hamel St BOX HILL SOUTH 3128 (REI)

Agent Comments



Price: \$920,000
Method: Sold Before Auction
Date: 24/07/2019
Rooms: -
Property Type: Townhouse (Res)