

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

1/2 Neville Street, Box Hill South Vic 3128

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,028,000

House

X

Unit

Suburb

Box Hill South

Period - From

01/07/2018

to

30/09/2018

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	5/9 Grandview Rd BOX HILL SOUTH 3128	\$780,000	12/11/2018
2	42b Highbury Rd BURWOOD 3125	\$750,000	24/08/2018
3	11/166 Station St BOX HILL SOUTH 3128	\$685,000	16/06/2018

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.



3
 1
 1

Rooms: 5

Property Type: House

Land Size: approx 357 sqm approx

Agent Comments

A wonderful opportunity to enter the property market, downsize or invest with this terrific home. Surrounded by parklands, great schools, kindergartens and within walking distance to Deakin University, tram, shopping, cafes and restaurants, this lovely residence will appeal to all buyers. Flooded with natural light throughout and immaculately presented with polished floorboards, high ceilings, formal lounge, central timber kitchen and adjoining meals area, three great bedrooms, modern fittings, brilliant attic storage and a private garden all in landscaped surrounds. A great lifestyle awaits the most discerning of buyers!

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

September quarter 2018: \$1,028,000

Comparable Properties



5/9 Grandview Rd BOX HILL SOUTH 3128 (REI)

3
 2
 2

Price: \$780,000

Method: Private Sale

Date: 12/11/2018

Rooms: 6

Property Type: Unit

Agent Comments

bigger home.



42b Highbury Rd BURWOOD 3125 (REI)

3
 1
 1

Price: \$750,000

Method: Auction Sale

Date: 24/08/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Much newer home, but the location is not as good.



11/166 Station St BOX HILL SOUTH 3128 (REI)

2
 1
 1

Price: \$685,000

Method: Private Sale

Date: 16/06/2018

Rooms: 4

Property Type: Unit

Agent Comments

small home and the location is not as good.