

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

61 & 63 Springfield Road, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,365,000 House X Unit Suburb Box Hill North

Period - From 01/04/2017 to 30/06/2017 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	109 Dorking Rd BOX HILL NORTH 3129	\$1,470,000	27/05/2017
2	4 Alberta Av BOX HILL NORTH 3129	\$1,425,000	08/04/2017
3	4 Deane St BLACKBURN NORTH 3130	\$1,370,000	25/03/2017

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
\$1,350,000 - \$1,485,000
Median House Price
June quarter 2017: \$1,365,000

The indicative selling price is per site.

Comparable Properties

109 Dorking Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,470,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 750 sqm approx



4 Alberta Av BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,425,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 657 sqm approx



4 Deane St BLACKBURN NORTH 3130 (REI) Agent Comments



Price: \$1,370,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 10
Property Type: House (Res)
Land Size: 695 sqm approx