

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

37 Landale Street, Box Hill Vic 3128

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,550,000

Property Type House

Suburb Box Hill

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	28 Merton St BOX HILL 3128	\$1,300,000	15/06/2019
2	18 Landale St BOX HILL 3128	\$1,260,000	19/06/2019
3	2 Clydesdale St BOX HILL 3128	\$1,082,000	15/06/2019

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.~~

This Statement of Information was prepared on:

16/09/2019 09:25



 3  1  2

Rooms: 6

Property Type: House

Land Size: 545 sqm approx

Agent Comments

Comparable Properties



28 Merton St BOX HILL 3128 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,300,000

Method: Auction Sale

Date: 15/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 557 sqm approx



18 Landale St BOX HILL 3128 (REI)

Agent Comments

 4  2  2

Price: \$1,260,000

Method: Private Sale

Date: 19/06/2019

Property Type: House

Land Size: 609 sqm approx



2 Clydesdale St BOX HILL 3128 (REI)

Agent Comments

 3  1  2

Price: \$1,082,000

Method: Auction Sale

Date: 15/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 665 sqm approx