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	37 Landale Street, Box Hill Vic 3128
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,550,000	Pro	perty Type H	ouse]	Suburb	Box Hill
Period - From	01/07/2018	to	30/06/2019	So	ource	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





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

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price

Year ending June 2019: \$1,550,000



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Rooms: 6

Property Type: House **Land Size:** 545 sqm approx

Agent Comments

Comparable Properties



28 Merton St BOX HILL 3128 (REI/VG)

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Price: \$1,300,000 **Method:** Auction Sale **Date:** 15/06/2019

Rooms: 5

Property Type: House (Res) **Land Size:** 557 sqm approx

Agent Comments



18 Landale St BOX HILL 3128 (REI)

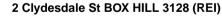
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Agent Comments

Price: \$1,260,000 Method: Private Sale Date: 19/06/2019 Property Type: House Land Size: 609 sqm approx



Method: Auction Sale







Price: \$1,082,000

Date: 15/06/2019 **Rooms:** 5

Property Type: House (Res) **Land Size:** 665 sqm approx

Agent Comments



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