Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Indicative selling price

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

Median sale price*

Median price	\$1,376,666	Pro	perty Type	House		Suburb	Box Hill North
Period - From	07/07/2019	to	06/11/2019		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

	areas or comparable property	1 1100	Date of Sale
1	1/3 Loddon St BOX HILL NORTH 3129	\$1,570,000	26/10/2019
2	1/37 Boondara Rd MONT ALBERT NORTH 3129	\$1,310,000	06/11/2019
3	5/27 Clyde St BOX HILL NORTH 3129	\$1,250,000	17/07/2019

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.

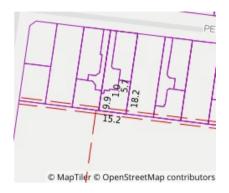
This Statement of Information was prepared on:	31/12/2019 11:24



Date of sale

^{*} The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.







Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price * 07/07/2019 - 06/11/2019: \$1,376,666 * Agent calculated median based on 3 sales

Comparable Properties



1/3 Loddon St BOX HILL NORTH 3129 (REI)

Price: \$1,570,000 Method: Auction Sale Date: 26/10/2019

Property Type: Townhouse (Res)

Agent Comments

1/37 Boondara Rd MONT ALBERT NORTH

3129 (REI)





Price: \$1,310,000

Method: Sold Before Auction

Date: 06/11/2019

Property Type: Townhouse (Res) Land Size: 330 sqm approx

Agent Comments

5/27 Clyde St BOX HILL NORTH 3129 (VG)





Price: \$1,250,000 Method: Sale Date: 17/07/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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