

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

33 Linda Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Box Hill North

Period - From 01/04/2019 to 31/03/2020 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	21 Patricia Rd BLACKBURN 3130	\$1,255,000	04/04/2020
2	23 Garden St BOX HILL NORTH 3129	\$1,200,000	21/03/2020
3	5 Morley Cr BOX HILL NORTH 3129	\$1,100,000	26/03/2020

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:

15/06/2020 11:32



Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending March 2020: \$1,200,000

Comparable Properties



21 Patricia Rd BLACKBURN 3130 (REI)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 04/04/2020
Property Type: House (Res)
Land Size: 651 sqm approx



23 Garden St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,200,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 598 sqm approx

5 Morley Cr BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 26/03/2020
Property Type: House (Res)