

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

3 Phillip Avenue, Box Hill North Vic 3129

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

Median sale price

Median price \$1,170,000

House

X

Unit

Suburb

Box Hill North

Period - From 01/01/2018

to

31/12/2018

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	85 Watts St BOX HILL NORTH 3129	\$1,290,000	18/08/2018
2	79 Dorking Rd BOX HILL NORTH 3129	\$1,212,000	10/11/2018
3	1 Hillside Cr BLACKBURN 3130	\$1,200,000	06/10/2018

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: House

Land Size: 903 sqm approx

Agent Comments

Comparable Properties



85 Watts St BOX HILL NORTH 3129 (REI)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House

Land Size: 740 sqm approx



79 Dorking Rd BOX HILL NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,212,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House

Land Size: 711 sqm approx



1 Hillside Cr BLACKBURN 3130 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 06/10/2018

Rooms: -

Property Type: House

Land Size: 836 sqm approx