

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

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

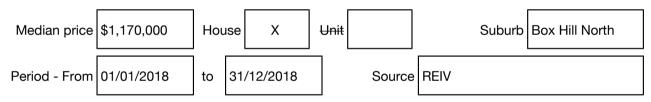
s |3 Phillip Avenue, Box Hill North Vic 3129 d e

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



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Lindellas

Dennis Dellas





Rooms: Property Type: House Land Size: 903 sqm approx Agent Comments 9838 1388 0412 043 694 dennis@lindellas.com Indicative Selling Price

\$1,300,000 - \$1,375,000 Median House Price Year ending December 2018: \$1,170,000

Comparable Properties

85 Watts St BOX HILL NORTH 3129 (REI) 3 1 3 3 Price: \$1,290,000 Method: Auction Sale Date: 18/08/2018 Rooms: - Property Type: House Land Size: 740 sqm approx	Agent Comments
79 Dorking Rd BOX HILL NORTH 3129 (REI/VG) 2 1 2 2 2 Price: \$1,212,000 Method: Auction Sale Date: 10/11/2018 Rooms: - Property Type: House Land Size: 711 sqm approx	Agent Comments
1 Hillside Cr BLACKBURN 3130 (REI/VG) 1 <td< td=""><td>Agent Comments</td></td<>	Agent Comments

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