

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	13 Boardman Close, Box Hill South Vic 3128
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Indicative selling price

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

Range between	\$650,000	&	\$695,000
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Median sale price

Median price	\$765,000	House		Unit	X	Suburb	Box Hill South
Period - From	01/07/2017	to	30/06/2018	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 2/21 Haig St BOX HILL SOUTH 3128	\$695,000	24/03/2018
2 11/166 Station St BOX HILL SOUTH 3128	\$685,000	16/06/2018
3 19/31-33 McIntyre St BURWOOD 3125	\$665,000	24/05/2018

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.~~

13 Boardman Close, Box Hill South Vic 3128

McGrath



2 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
Year ending June 2018: \$765,000

Comparable Properties



2/21 Haig St BOX HILL SOUTH 3128 (REI)

Agent Comments

2 1 1

Price: \$695,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: House (Res)



11/166 Station St BOX HILL SOUTH 3128 (REI) **Agent Comments**

2 1 1

Price: \$685,000
Method: Private Sale
Date: 16/06/2018
Rooms: 4
Property Type: Unit



19/31-33 McIntyre St BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$665,000
Method: Private Sale
Date: 24/05/2018
Rooms: -
Property Type: Villa