

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

Propert ^o	y offered	for s	ale
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Including suburb and	5 Moritz Street, Box Hill South Vic 3128
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,155,000

Median sale price

Median price	\$1,325,750	Ηοι	use X	Unit		Sub	urb Box Hill South
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	4 Newlands Ct BOX HILL SOUTH 3128	\$1,180,000	10/08/2018
2	71 Eley Rd BOX HILL SOUTH 3128	\$1,135,000	13/08/2018
3	56 Foch St BOX HILL SOUTH 3128	\$1,001,000	20/09/2018

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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Indicative Selling Price \$1,050,000 - \$1,155,000 **Median House Price**

Year ending September 2018: \$1,325,750





Rooms: 6

Property Type: House Land Size: 746 sqm approx

Agent Comments

Comparable Properties



4 Newlands Ct BOX HILL SOUTH 3128

(REI/VG) **---** 3



Price: \$1,180,000

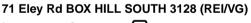
Method: Sold Before Auction

Date: 10/08/2018

Rooms: -

Property Type: House (Res) Land Size: 681 sqm approx

Agent Comments











Price: \$1,135,000 Method: Private Sale Date: 13/08/2018

Rooms: -

Property Type: House Land Size: 647 sqm approx **Agent Comments**

56 Foch St BOX HILL SOUTH 3128 (REI)







Agent Comments

Price: \$1,001,000

Method: Sold Before Auction

Date: 20/09/2018

Rooms: -

Property Type: House (Res) Land Size: 664 sqm approx

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