

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

1180 Riversdale Road, Box Hill South Vic 3128

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,415,000 House X Unit Suburb Box Hill South

Period - From 01/07/2017 to 30/09/2017 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	26 Inverness Av BURWOOD 3125	\$1,300,000	20/10/2017
2	33 Warrigal Rd SURREY HILLS 3127	\$1,285,000	21/10/2017
3	144 Middleborough Rd BLACKBURN SOUTH 3130	\$1,229,000	23/09/2017

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.~~



 4
  1
  1

Rooms:**Property Type:** House**Land Size:** 720 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

September quarter 2017: \$1,415,000

Comparable Properties

**26 Inverness Av BURWOOD 3125 (REI)**

Agent Comments

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  1

Price: \$1,300,000**Method:** Sold Before Auction**Date:** 20/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 663 sqm approx**33 Warrigal Rd SURREY HILLS 3127 (REI)**

Agent Comments

 3
  2
  2

Price: \$1,285,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** 6**Property Type:** House (Res)**144 Middleborough Rd BLACKBURN SOUTH 3130 (REI)**

Agent Comments

 4
  2
  2

Price: \$1,229,000**Method:** Auction Sale**Date:** 23/09/2017**Rooms:** -**Property Type:** House (Res)